

AGENDA PLACEMENT FORM

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

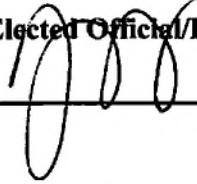
Date: May 16, 2024

Meeting Date: May 28, 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



May 28, 2024

Description:

Consideration of Variance to allow the Property Owner to Install their own On-Site Sewage Facility without being a Licensed Installer, in Precinct 3.

(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 Todd lemoine Date 11/09/23

Phone Number 469-805-1263

Email Address Werepnda@gmail.com

Property Information for Variance Request:

Property 911 address 13424 wheat rd Venus Texas

Subdivision name Fielder-dale farms Block _____ Lot _____

Survey _____ Abstract _____ Acreage 1 acre

Request I would like to be allowed to install my septic system

Reason for request Sec. 366.032 states if more stringent regulations are

passed they must be safer for public, however

Homeowners are held to same standard as installer by inspector

Provide the following with this request:

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



JOHNSON COUNTY PUBLIC WORKS

2 North Mill Street/Suite 305, Cleburne, TX 76033
development@johnsoncountytexas.org (817) 556-6380

Application for 'Authorization to Construct' Residential OSSF System

Office use only

Authorization to Construct Permit # _____ Precinct _____

This is to certify that: _____ has paid a fee of:

\$475.00 Aerobic Septic Systems \$375.00 All other Septic Systems

and has complied with the rules and regulations of this department for the construction of a private liquid waste disposal system – address and owner listed below.

Inspector approval: _____ Date _____

This AUTHORIZATION TO CONSTRUCT is only valid with INSPECTOR APPROVAL and is valid for 1 year from the issue date unless revoked for non-compliance with the rules and regulations of this department

To be completed and signed by Property owner or authorized representative

Deeded Property Owner: Todd Lemoine Phone number: 469-805-1263

911 site address: 13424 wheat rd

Current mailing address: 13420 wheat rd

Email address: Werepnda@gmail.com

Please attach verification of legal description such as a copy of: Deed and Survey or other documentation

Legal Description: Metes and Bounds Acreage: 1

Recorded deed: Volume _____ Page _____ Survey _____ Abstract _____

-OR- Subdivision: Fielderdale farms Lot #: 27b Blk #: 1 Phase / Section #: _____

Well Water or Water provider _____

Is this Building: choose one New or Existing

choose one Site Built or Manufactured/Mobile Home Building Square Feet: 1240

choose one Single Family # Bedrooms 3 or Multi-Family # Bedrooms -

Is this Application for: choose one New System or Replacing System or Replacing Tank

or Re-hook to new structure or Disposal Spray head Relocate

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given for Johnson County Public Works to enter upon the above described property for the purpose of site evaluation and investigation of an on-site sewage facility.

Todd Lemoine
(Signature of Deeded Property Owner or Representative)

02/13/23
(Date)

.....

Site Evaluator: <u>Becca Grassi-Petersen</u>	License No. <u>27616</u>
Phone No: <u>817.994.0095</u>	Other No. <u>NA</u>
Mailing Address: <u>1615 Lynnhaven Road</u>	City <u>Fort Worth</u> State <u>TX</u> Zip <u>76103</u>
Installer: <u>Dylan Lemoine</u>	License No. <u>None</u>
Phone No: <u>14698051263</u>	Other No. _____
Mailing Address: <u>13420 wheat rd venus texas 76084</u>	City <u>Venus</u> State <u>Tx</u> Zip <u>76084</u>

****System must be installed according to specifications on attached design****



JOHNSON COUNTY PUBLIC WORKS

2 North Mill Street/Suite 305, Cleburne, TX 76033
development@johnsoncountytexas.org (817) 556-6380

ON-SITE SEWAGE FACILITY TECHNICAL INFORMATION FOR PERMIT

PROFESSIONAL DESIGN REQUIRED: Yes No If Yes, professional design attached: Yes No

Designer Name: Becca Grassl-Petersen License Type and No. RS II 4024
Phone No. 817.994.0095 Other or Fax No. -
Mailing Address: 1615 Lynnhaven Road City: FTW State: TX Zip: 76103

I. TYPE AND SIZE OF PIPING FROM: (Example: 4" SCH 40 PVC)

Stub out to treatment tank: Sch 40 3" PVC
Treatment tank to disposal system: 1" Sch 40 Purple PVC

II. DAILY WASTEWATER USAGE RATE: Q= 240 (gallons/day)

Water Saving Devices: Yes No

Attached copy

(INSTALL & Fill in Blanks)

III. TREATMENT UNIT(S): Septic Tank Aerobic Unit # of Tanks: 1

A. Tank Dimensions: 63w x 67h x 164l Liquid Depth (bottom of tank to outlet): 60"

Operating Size: 600 (gal)* Material Concrete

Manufacturer: Cxt inc / L.B foster company Model# B-550-PC-400PT

Pretreatment Tank: Yes No NA Operating Size: 353 (gal)

Pump: Yes No NA Operating Size: 768 (gal)

Lift Tank: Yes No No NA Operating Size: _____ (gal)

OTHER Yes No *If yes, please attach description.*

IV. DISPOSAL SYSTEM:

Disposal Type: Sprayfield w/timer

Manufacturer: KRain Model# ProPlus

Square Ft Area Proposed: 5652 Square Ft Area Required: 3750

Linear Ft Length Proposed: NA Linear Ft Length Required: NA

V. ADDITIONAL INFORMATION: NOTE - THIS INFORMATION MUST BE ATTACHED FOR REVIEW TO BE COMPLETED.

A. Soil/Site Evaluation B. Planning materials (If Applicable).

DO NOT BEGIN CONSTRUCTION PRIOR TO OBTAINING AUTHORIZATION TO CONSTRUCT. UNAUTHORIZED CONSTRUCTION CAN RESULT IN CIVIL AND/OR ADMINISTRATIVE PENALTIES.

SIGNATURE OF DESIGNER: DATE: 07/20/2023

Revised 09/19/2018

Missing affidavit and maintenance provider contract.



JOHNSON COUNTY - OSSF SOIL EVALUATION FORM

Date Performed 07/18/2023

Owner's Name Todd Iemoine

Physical Address 13424 Wheat Road

Site Evaluator Becca Grassl-Petersen

O.S. Number 27616

Proposed Excavation Depth 2'

*At least two soil evaluations must be performed on the site, at opposite ends of the disposal area. Please show the results of each soil evaluation on a separate table. Locations of soil evaluations must be shown on site drawing.

*For subsurface disposal, soil evaluations must be performed to a depth of at least 2 ft below the proposed excavation depth. For surface disposal, the surface horizon must be evaluated.

* Please describe each soil horizon and identify any restrictive features in the space provided below. Draw lines at the appropriate depths.

Soil Boring Number #1

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
- <u>12</u>				
- <u>24</u>	IV-Clay	N.O.	Yes	US
- <u>36</u>				
- <u>48</u>				
- <u>60</u>				

Soil Boring Number #2

Depth Inches	Textural Class	Drainage/Mottles Water Table	Restrictive Horizon	Comments
- <u>12</u>				
- <u>24</u>	same			
- <u>36</u>				
- <u>48</u>				
- <u>60</u>				

I certify that the above statements are true and are based on my own field observations.

ATTESTED BY:

Site Evaluator Signature [Signature]

Site Evaluator No. 27616

1615 Lynnhaven Road FTW, TX 76103

Address

817.994.0095

The test data and other information on this report is required by Johnson County. The design, construction and installation of each system is based upon specific conditions affecting each lot or tract and must be subsequently approved by Johnson County



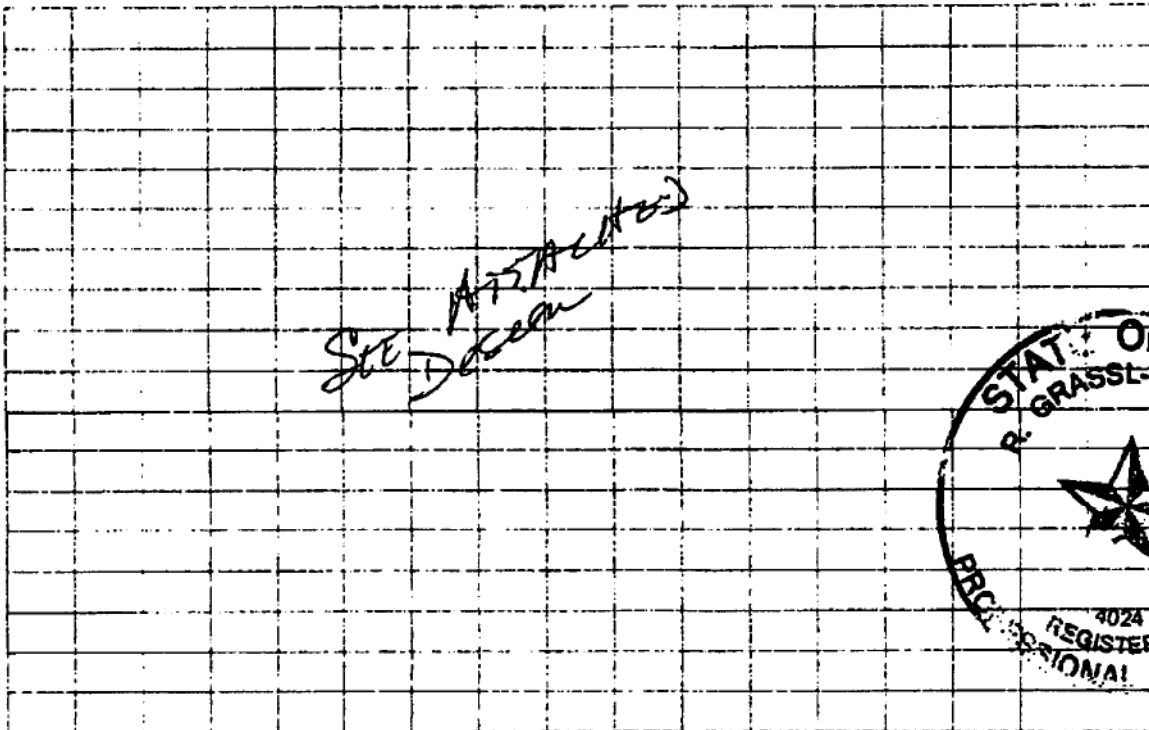
JOHNSON COUNTY - SITE EVALUATION REPORT

Date 07/18/2023
 Name Becca grassie Phone 8179940095
 Address 1615 lynhaven rd fort worth , texas 76103

PROPERTY LOCATION
 Lot 27b Block 1 Subdivision Fielderdale farms
 Street Address 13424 Wheat Road
 Additional Information _____

SCHEMATIC OF LOT OR TRACT

Compass North, adjacent street(s), direction of slope, property lines
 Location of natural, constructed or proposed drainage ways, water impoundment areas, cut or fill banks, sharp slopes and buildings.
 Location of existing or proposed water wells.
 Location of (numbered) soil boring and dug pits (show distance of each hole from property line or other discernible point).



Presence of 100 year flood zone	Yes _____	No <u>X</u>
Presence of upper water shed	Yes <u>X</u>	No _____
Presence of adjacent ponds, streams, water impoundment areas	Yes _____	No <u>X</u>
Existing or proposed water well in nearby area	Yes _____	No <u>X</u>

Firm Panel # C0250J-ZoneX

ATTESTED BY: _____
 Site Evaluator Signature [Signature] Site Evaluator No. 27616

1615 Lynnhaven Road FTW, TX 76103 817.994.0095
 Address Phone

The information on this report is required by Johnson County. The design, construction and installation of each system is based upon specific conditions affecting each lot or tract and must be subsequently approved by Johnson County.

Revised 09/19/2018

Becca Grassl-Petersen, R.S II

Professional Sanitarian #4024

1615 Lynnhaven Road

Fort Worth, TX. 76103

817.994.0095/beccagp9@gmail.com

Date: 07/20/2023

Design Purpose: Proposed Residential Onsite Sewage Facility:

Location of Proposed Onsite Sewage Facility: 13424 Wheat Road, Johnson County, TX

Designed for: Todd Lemoine (Property Owner)

The following information is designed in accordance with TAC 285 for the location intended.

Number of Bedrooms: 3; w/water saving devices

Square Footage: 1240

Soil Type: Class IV

Site Evaluation: This site is suitable to support vegetation.

Estimated Daily Flow: 240gpd

Loading Rate: .064

Disposal Area Required: 3750sqft

Disposal Area Proposed: 5652sqft: 1-30' 360degree and 2-30' 180degree sprayheads

Primary water source: Co-op

Minimum Requirements for System Installation:

Sewer Cleanout: Double

Sewer Pipe: Schedule 40 PVC from building to tank inlet

Sewer Pipe Slope: 1/8 per foot of fall

Tank Installation: If needed, follow specifics from TAC 285.32 (F):

4" Class III Soil pad below tanks

All tanks with ground surface risers must have double lids for protection from unauthorized access.

All tanks must be watertight.

Private water lines within 10' of the tanks must be sleeved or moved to adhere to 10' setback.

OSSF Manufacturer/Model: Nu-water B-550

Primary Tank:

Proposed: >/=300gallon: Actual: 353 gallons

TAC 285.32 required inlet/outlet devices used.

Aerobic Class I Tank:

Proposed: >/=500gallon: Actual: 560 gallons

NSF Approved

See manufacturer's specifications

Inline Chlorinator(s): installed post aerobic unit; liquid or tablet fed; must be NSF approved

Pump Tank:

Proposed: >/=500gallon: Actual: 768 gallons

All electrical wiring must meet the National Electric Code requirements

All electrical components must be contained in a code approved watertight electrical grade box

All wiring must be contained in code approved rigid, non-metallic grey conduit

½ hp

Manual override

Mercury floats on a separate circuit from the pump

Wall mounted electrical components are to be in site of the pump tank with an electrical disconnect

Visual and audible highwater alarm required

Dosing Volume: 150 gallons

Timer: yes

For more specifications sec TAC 285.34(c)



Pipes and Fittings:

Schedule 40 PVC for sewer line is required

Between tanks: SDR 35 is allowed

Disposal line from the treated effluent pump tank: Schedule 40 PVC 1" purple pipe is required

One foot of separation below any water line

Disposal line is to be a depth of 12 inches to avoid freezing

Private water lines within 10' of sewer manifold must be sleeved or moved to adhere to 10' setback

Sprinkler Heads:

Low angle (13 degree), non-aerosol nozzles are to be used

Purple colored tops

Heads are to be installed at grade and protected from hooved animals or mowers

A check valve is required to prevent back flow into the pump tank

Natural grasses are to be mowed and maintained in the disposal field year round

Important Facts:

-Grease, oil, bleach, medications and other non-biodegradable products or hazardous compounds and chemicals are to be avoided to protect the integrity of this system. Failure to comply could result in costly damage to the system and legal action against the operator by the permitting authority.

-Avoid hydraulic overuse; stay with in permitted daily flow

-Only septic system approved chlorine is allowed in the chlorinator

-Chlorine residual is to be maintained at 1.0mg/l at all times

-pH is to be maintained between 7 and 8

-Water saving devices are required

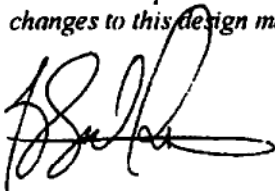
-Sludge pumping is recommended every 3 to 5 years

-Do not build on, drive on or torture this system in any way

-Any other requirements or recommendations set forth by the manufacturer or permitting authority to protect the health and safety of humans and the environment

Contact your permitting authority for service contract requirements in your area.

Due to the unpredictable habits of humans and the ways of nature, this design is not guaranteed. Any changes to this design may require additional charges.

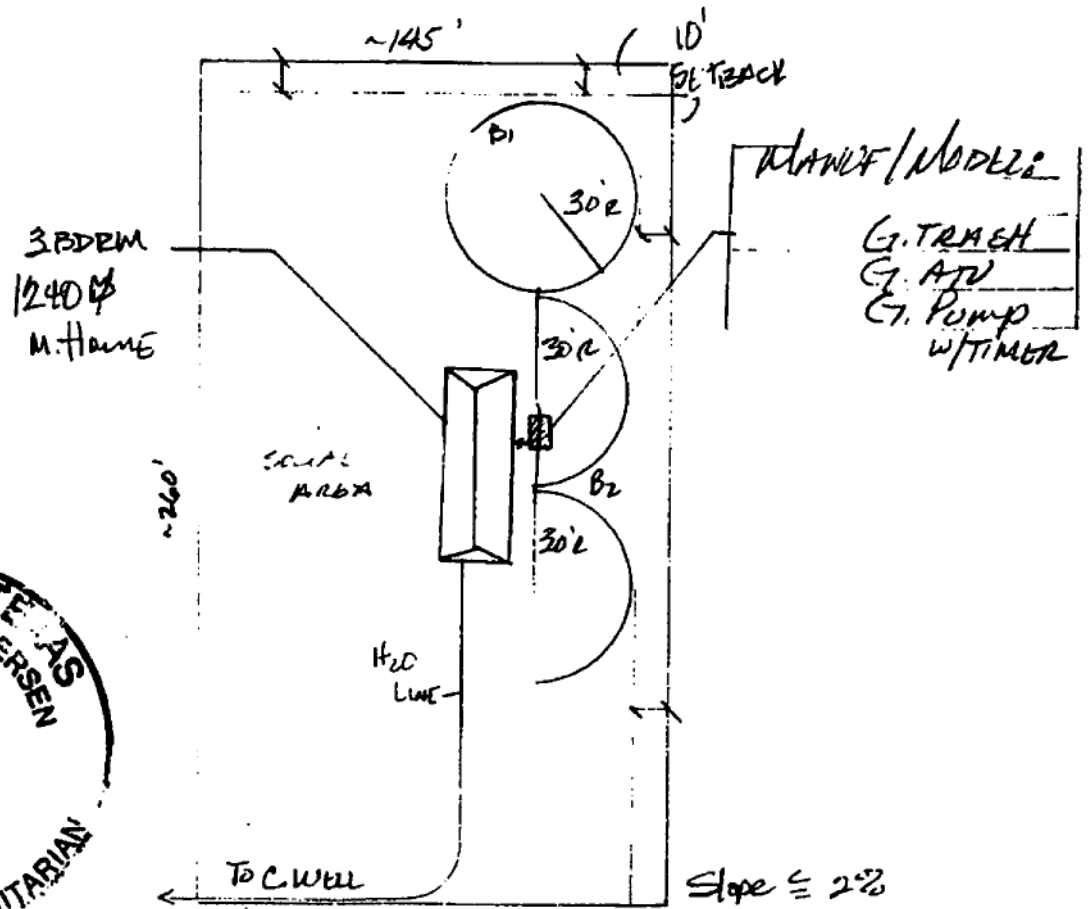


Becca Grassl-Petersen
Registered Sanitarian II. #4024



07/20/2023

Scale: 1"=60'



Becca Grassl-Petersen
Registered Sanitarian #4024

13424 Wheat Road

LONE STAR AEROBIC SERVICE COMPANY

ANNUAL MAINTENANCE AGREEMENT - Aerobic Treatment System

CONTRACT BEGIN DATE:

CONTRACT END DATE:

Name: Todd Iemoine

Permit #

Address:

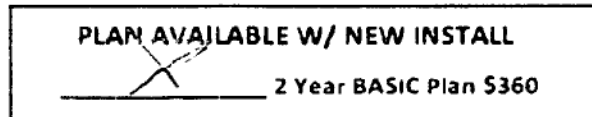
13424 wheat rd Venus Texas 76084

Special Instructions (Gate Code, Locked Gate, Dogs, Call Ahead, etc.):

Primary Phone

Secondary Phone:

469-805-1263



In consideration of payment, an AGREEMENT is entered this day, by and between the parties signed hereto, for the testing and reporting to a local permitting agency of the aerobic system at the above detailed property under the following terms and conditions:

THIS AGREEMENT COVERS THE FOLLOWING:

- Three (3) Service calls per year performed every four (4) months, which consists of:
 - Visual inspection of the mechanical and electrical components, including pumps, switches, control panel, circuitry, fan contents and spray rotors.
 - Measuring the flow and pressure output of the compressor.
 - Measuring sludge level - If test determines a need for pumping, **OWNER** bears the responsibility of arranging for pump service and all associated costs.
 - Testing effluent sample for chlorine residual and pH levels - **OWNER** is responsible for maintaining a constant supply of chlorine in the tank at all times. If added at time of signing agreement, up to 5 tablets of chlorine will be added, each visit, to prevent blockage in holder and support healthy levels.
- Written Notification of any necessary repairs or further service following the conclusion of service shall be provided, in the form of door hangers unless alternate method requested above in Special Instructions. **OWNER** bears the responsibility to contact the Service Company to discuss costs and schedule repairs.
- The Service Company shall respond to any calls within 48 hours with a scheduled service call within 72 hours (weekdays only) or will provide a reasonable amount of time during inclement weather conditions.

THIS AGREEMENT DOES NOT COVER THE FOLLOWING:

- Pumping solids/sludge **UNDER ALL PLAN - NO PUMPING IS PROVIDED BY LONE STAR AEROBIC.**
- **LIQUID BLEACH OWNERS AND USERS CAN NOT SIGN CONTRACT FOR ADDED CHLORINE** - We do not carry liquid bleach. If high flow volume occurs in between the regular service calls **OWNER** shall add necessary additional tablets.
- Any **JET** brand or **NORWECO** brand of treatment system that has an internal filter which requires removal and cleaning - this is considered a "repair" and incurs a fee of \$75.00.

VIOLATIONS OF THIS AGREEMENT:

- Non-payment of any nature - monthly billing, annual fees, service call fees or repair bills.
- Usage of aftermarket products by **OWNER**.
- Usage of harsh chemicals, cleansers, chemicals or excess usage of any paper products.
- **OWNER** failure to respond to repair notices.
- **OWNER** failure to respond to request for appointments to provide service or repairs.
- **OWNER** failure to provide a constant supply of electric current to the system, overloading of the system above its rated capacity, damage by owner or acts of nature.

Upon execution of this agreement all parties agree mutually to the covenants and conditions contained herein. No refunds of any fee will be provided at any time.

Signed:

OWNER

Signed:

D. Scarbro, MP0002

Sign and return this contract along with your payment - please keep one copy for your records.

Mail payment and contract to: Lone Star Aerobic Service Co. • Danny Scarbro • PO Box 529 • Rio Vista, TX 76093

Contact us at (682) 228-0736 or TheLoneStar.Aerobic@gmail.com

AFFIDAVIT TO THE PUBLIC

**County of Johnson
State of Texas**

CERTIFICATION OF OSSF

According to Texas Commission on Environmental Quality Rules for On-Site Sewage Facilities, this document is filed in the Deed Records of Johnson County, Texas. (please attach copy of file receipt)

I.

The Texas Health and Safety Code, Chapter 366 authorizes the Texas Commission on Environmental Quality (TCEQ) to regulate on-site sewage facilities (OSSFs). Additionally, the Texas Water Code (TWC), 5.012 and 5.013, gives the TCEQ primary responsibility for implementing the laws of the State of Texas relating to water and adopting rules necessary to carry out its powers and duties under the TWC. The TCEQ, under the authority of the TWC and the Texas Health and Safety Code, requires owners to provide notice to the public that certain types of OSSFs are located on specific pieces of property. To achieve this notice, the TCEQ requires a deed recording. Additionally, the owner must provide proof of the recording to the OSSF permitting authority. This deed certification is not a representation or warranty by the TCEQ of the suitability of this OSSF, nor does it constitute any guarantee by the TCEQ that the appropriate OSSF was installed.

II.

An OSSF according to 30 Texas Administrative Code 285.91(12) will be installed on the property described as (insert legal description):

LOT 27B
Fielderdale Farms
1.00 Acres
13424 Wheat Rd.
Venus, TX 76084

The property is owned by (print owner's full name):

Todd Dylan Lemoine

This OSSF shall be covered by a continuous service policy for the first two years. After the initial two-year service policy, the owner of an aerobic treatment system for a single family residence shall either obtain a maintenance contract within 30 days or maintain the system personally.

The owner will, upon any sale or transfer of the above-described property, request a transfer of the permit for the OSSF to the buyer or new owner. A copy of the planning materials for the OSSF can be obtained from JOHNSON COUNTY PUBLIC WORKS.

WITNESS BY HAND(S) ON THIS 22 DAY OF April, 24

Owner(s) Signature(s)

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 22 DAY OF April, 24

Ofelia Villanueva

Notary Public, State of Texas
Notary's Printed Name:
My Commission Expires:

Ofelia Villanueva
10-08-2025





VG-4-2024-10769

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2024 - 10769

Real Property Recordings

Recorded On: April 22, 2024 11:31 AM

Number of Pages: 2

" Examined and Charged as Follows: "

Total Recording: \$25.00

***** 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: 2024 - 10769
Receipt Number: 20240422000082
Recorded Date/Time: April 22, 2024 11:31 AM
User: Kylee R
Station: ccl30

Record and Return To:

TODD LEMOINE
13420 WHEAT RD
ENV
VENUS TX 76084



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

April Long

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.

Warranty Deed with Vendor's Lien

Date: October 25, 2023

Grantor: William Russell Chancellor, Jr. and wife, Rebecca Ruth Chancellor

Grantor's Mailing Address:

William Russell Chancellor, Jr. and Rebecca Ruth Chancellor
13420 Wheat Rd.
Venus, TX 76084

Grantee: Todd Dylan Lemoine, an unmarried man

Grantee's Mailing Address:

Todd Dylan Lemoine
13424 Wheat Rd.
Venus, TX 76084

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of TWENTY-FOUR THOUSAND AND NO/100 DOLLARS (\$24,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to William Russell Chancellor, Jr., Trustee.

Property (including any improvements):

BEING LOT 27-B IN BLOCK 1 OF FIELDERDALE FARMS, AN ADDITION TO THE COUNTY OF JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 62, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

Reservations from and 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, whether of record or not; all presently recorded and validly existing

instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2023, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee 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.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

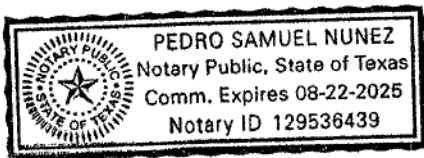
William Russell Chancellor, Jr.
William Russell Chancellor, Jr.

Rebecca Ruth Chancellor
Rebecca Ruth Chancellor

STATE OF TEXAS)

COUNTY OF TARRANT)

This instrument was acknowledged before me on October 25th, 2023, by William Russell Chancellor, Jr. and Rebecca Ruth Chancellor.



Pedro Samuel Nunez
Notary Public, State of Texas
My commission expires: 08-22-2025

PREPARED IN THE OFFICE OF:

THE FARAH LAW FIRM, P.C.
2170 Matlock Rd., Ste. 110
Mansfield, TX 76063
Tel: (817) 467-1889
Fax: (817) 801-7831

AFTER RECORDING RETURN TO:

Todd Dylan Lemoine
13424 Wheat Rd.
Venus, TX 76084

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2023 - 30119

eRecording - Real Property

Warranty Deed

Recorded On: October 25, 2023 11:50 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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 - 30119
Receipt Number: 20231025000062
Recorded Date/Time: October 25, 2023 11:50 AM
User: Leslie S
Station: ccl83

Record and Return To:

Simplifile
5072 North 300 West

PROVO UT



**STATE OF TEXAS
COUNTY OF JOHNSON**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long

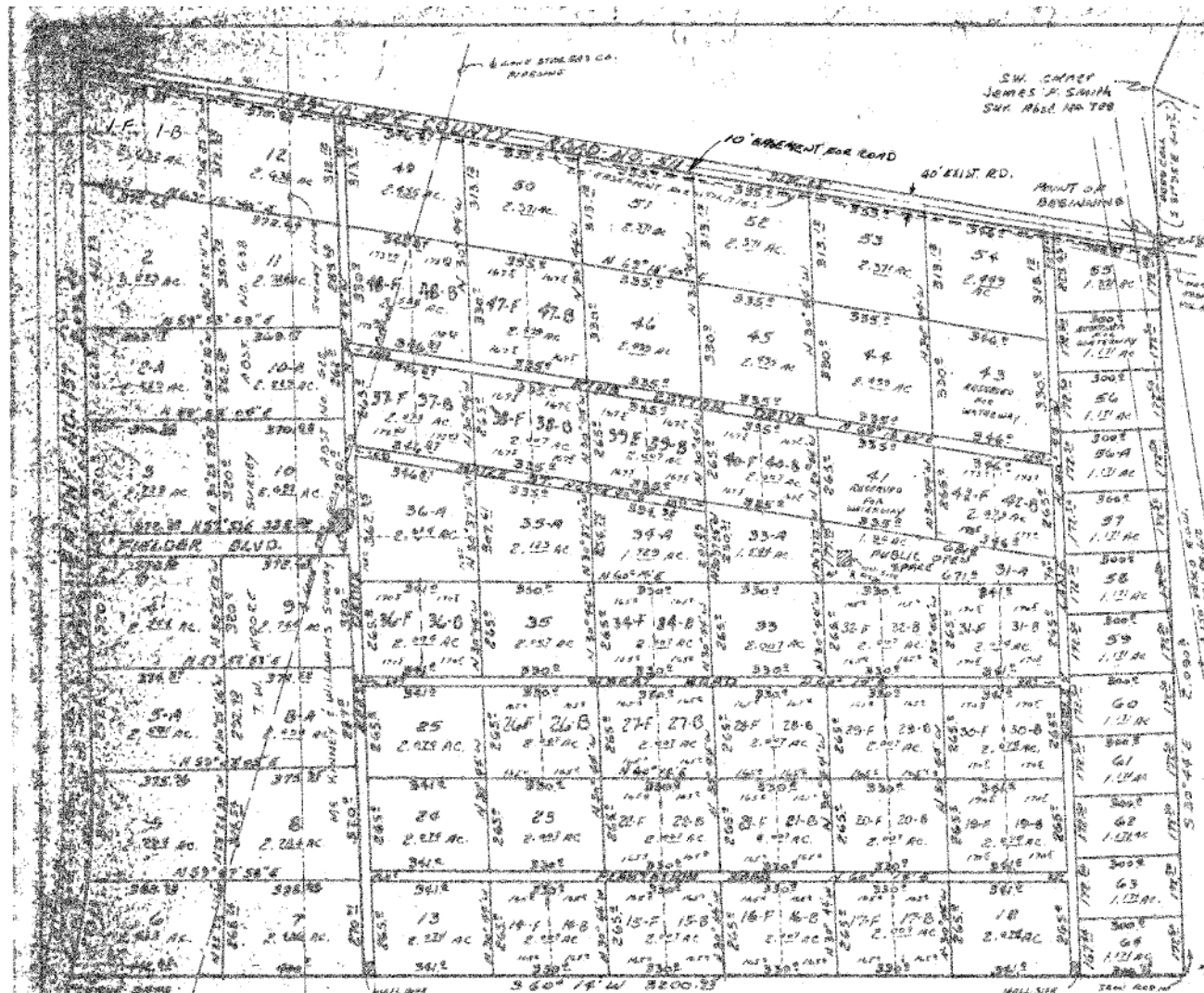
62

Filed for record June 13, 84 at 8:20 A. M. and recorded June 13, 84 at 8:30 A. M.

Vol. 4 Page 62 Plat Records

K. Epperson Co. Clerk

Deputy



FIELD NOTES

BEING A 156.97 ACRA TRACT OF LAND OUT OF THE C. C. MOORE SURVEY, ABST. NO. 638, AND THE MCKINNEY & WILLIAMS SURVEY, ABST. NO. 628, JOHNSON COUNTY, TEXAS, AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING AND AN IRON ROD IN COUNTY ROAD No. 511, said point being by dead oak, South 31 deg. 35 min. East 1 007.7 feet from the Southwest corner of the James P. Smith Survey, Abst. No. 784, Johnson County, Texas, said point also being the most Westerly corner of a street of land out of said McKinney & Williams Survey, J. B. Working Survey, Abst. No. 799, and the J. Stanton Survey, Abst. No. 664, conveyed to Donald B. Hightower and wife Perry Ernesta Hightower by deed recorded in Vol. 788, P. 720, Deed Records, Johnson County, Texas.

TRENCH South 30 deg. 44 min. East along the Southwesterly line of said Hightower tract, at 120 feet on iron rod in the Southwesterly line of said county road, and at 1310.2 feet the southerly corner of said Hightower tract in all 1950.3 feet to an iron rod for corner.

TRENCH South 60 deg. 14 min. West 1900.05 feet to a corner's monument in the Easterly line of F. H. Highway No. 157 for corner.

TRENCH along the Easterly line of said highway, North 18 deg. 20 min. East 40.55 feet to an iron rod, the beginning of a curve to the left having a radius of 1810.97 feet and along said curve 408.87 feet to an iron rod at the end of said curve and North 30 deg. 07 min. West, at 2013.15 feet an iron rod in the Southwesterly line of County Road No. 511, in all 2053.4 feet to a railroad spike in said county road for corner.

BEING North 65 deg. 19 min. 40 sec. West along said county road 1310.05 feet to the Point of Beginning and containing 156.97 acres of land more or less.

THE COMMISSIONERS COURT OF JOHNSON COUNTY IS NOT RESPONSIBLE IN ANY MANNER FOR THE CONSTRUCTION AND OR MAINTENANCE OF SAID SUBDIVISION IN ANY MANNER INCLUDING ROADS.

Approved by Commissioners Court of Johnson County, Texas, this 6th day of April, 1984, by *James D. Wilson*

6/11/84

REGISTERED PLAT SURVEYOR OF THE STATE OF TEXAS BY HEAVY CRYSTAL THAT I HAVE PLATTED THE ABOVE LOTS FROM AN ORIGINAL SURVEY ON THE GROUND AND I HAVE COMPARED THE CORNERS AND POINTS OF EACH WITH THE ORIGINAL RECORDS ON THE GROUND AND THAT THIS IS MY GENUINE REPRESENTATION THAT SURVEY MADE BY ME.

BLOCK ONE
FIELDERDALE FARMS (98 TRACTS)
 MOUNTAIN CREEK, TEXAS
 A SUBDIVISION OF A PART OF THE T.W. MOORE SURVEY ABST. NO. 638, AND A PART OF THE MCKINNEY & WILLIAMS SURVEY ABST. NO. 628, JOHNSON COUNTY, TEXAS.

MCGRAW-HILL CORPORATION
 261-4614

DATE: OCT. 29, 1982

Advance Surveying & Mapping Co.
 3405 HAWK CANYON
 DALLAS, TEXAS 75246

SCALE: 1" = 200'

