

AGENDA PLACEMENT FORM

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

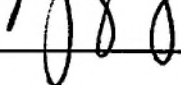
Date: June 24, 2024

Meeting Date: July 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



July 8, 2024

Description:

Consideration of Variance to allow Permitting on Proposed Plat of Beltran
Addition, Lots 1, 2, and 3, Block 1, being less than one acre located in Precinct
1.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: (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 Lucas Beltran Date 06-21-24

Phone Number 817-933-0665

Email Address lucas@lmtruckingtx.com

Property Information for Variance Request:

Property 911 address 6660 County Road 1200, Cleburne

Subdivision name Beltran Addition Block 1 Lot 1-3

Survey Isaac Batterson Abstract 21 Acreage 3.000

Request Net Acreage below 1 acre

Reason for request Mr. Beltran bought 3 acres with the intent to split the property into three 1-acre tracts. However, due to the right-of-way

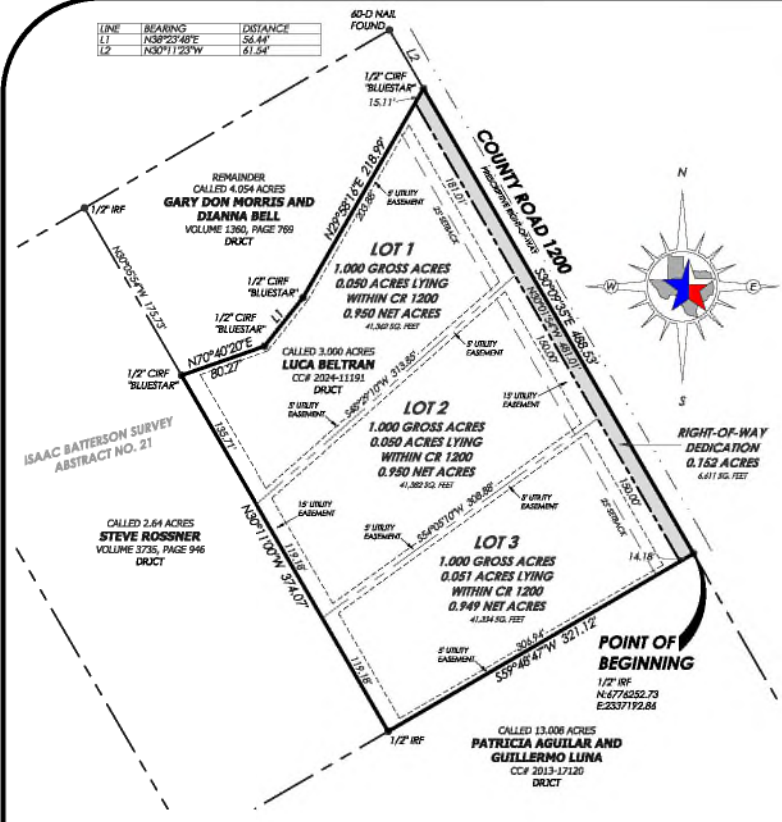
dedication along County Road 1200, each lot loses 0.05 acres, leaving a net acreage of 0.95 acres per lot. This

request is to allow each lot to have a septic system since the gross area is 1.000 acres before the dedication

Provide the following with this request:

- Copy of plat (if property has been platted)
- Copy of property deed
- Survey or drawing showing existing structures
No structures exist on property

LINE	BEARING	DISTANCE
L1	N89°23'48"E	54.44
L2	N30°11'23"W	61.54



NOTES

1. THE BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
2. EASEMENTS AND BUILDING SETBACKS:
UTILITY EASEMENTS:
12' FROM LOT LINE IN FRONT AND BACK
5' FROM LOT LINE ON THE SIDES
BUILDING LINES:
25' FROM LOT LINE [STATE HWY & FM ROAD]
25' FROM LOT LINE [COUNTY ROAD OR SUBDIVISION ROAD] (IF EXISTING)
UTILITY EASEMENTS OF 20' FROM FRONT AND 10' SIDES AND REAR AS WELL AS THE EXISTING BUILDING LINE OF 40' FROM FRONT FOR ALL LOTS WAS APPROVED IN COMMISSIONERS COURT AND RECORDED ON SEPTEMBER 4, 1984.
3. THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL.
4. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN 12 MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
5. UTILITY PROVIDERS:
WATER: JCSD 817-790-5200
ELECTRIC: ONCOR 888-813-6869
SEWER: PRIVATE INDIVIDUAL SEPIC SYSTEMS

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF JOHNSON COUNTY, TEXAS.

EXECUTED THIS THE _____ DAY OF MAY, 2024.

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882



PROJECT NUMBER: 2403P1 DATE: MAY 16, 2024
REVISED DATE:
REVISION NOTES: SHEET 1 OF 1



NOTES - CONTINUED

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.

INDICATIONS 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 OPERATED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODDORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MANUFACTURE 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.

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 COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAWS OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

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 DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HERETO TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

INDEMNITY
THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY TELEPHONE, 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, INSPECTIONS, MAINTENANCE AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIMES OF PROCURING THE PERMISSION OF ANYONE.

FILING A PLAT

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXERCISE CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPEAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORD WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPEAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

FILING A PLAT IS NOT ACCEPTANCE OR ROAD FOR COUNTY MAINTENANCE

THE APPROVAL AND FILING OF A PLAT WHICH DEDICATED ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C03551, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN) AND ZONE "A" (AREAS DETERMINED TO BE WITHIN THE 100-YEAR FLOOD PLAIN WHERE BASE FLOOD ELEVATIONS HAVE NOT BEEN DETERMINED).

THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NP".

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND RILING 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 DRAINAGEWAYS OR FOR THE CONTROL OF EROSION.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

APPROVED:
JOHNSON COUNTY COMMISSIONERS COURT

DATE:
COUNTY JUDGE

FILING BLOCK

PLAT RECORDED IN
INSTRUMENT # _____, YEAR _____
PAGE _____
DATE:
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF JOHNSON §

WHEREAS, LUCA BELTRAN IS THE SOLE OWNER OF A 3.000 ACRE TRACT OF LAND SITUATED IN THE ISAAC BATTERSON SURVEY, ABSTRACT NUMBER 21, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 3.000 ACRE TRACT OF LAND DESCRIBED BY DEED TO LUCA BELTRAN, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2004-11191, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE EASTERNMOST CORNER OF SAID CALLED 3.000 ACRE TRACT, SAME BEING THE NORTHERNMOST CORNER OF A CALLED 15.008 ACRES TRACT OF LAND DESCRIBED BY DEED TO PATRICIA AGUILAR AND GUILLERMO LUNA, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2013-17320, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE APPARENT SOUTHWEST LINE OF COUNTY ROAD 1200, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE SOUTH 89 DEGREES 48 MINUTES 47 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID CALLED 3.000 ACRE TRACT, BEING COMMON WITH THE NORTHWEST LINE OF SAID CALLED 3.000 ACRE TRACT, A DISTANCE OF 321.12 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF SAID CALLED 3.000 ACRE TRACT, SAME BEING THE EASTERNMOST CORNER OF A CALLED 3.44 ACRE TRACT OF LAND DESCRIBED BY DEED TO STEVE ROSSNER, RECORDED IN VOLUME 3735, PAGE 946, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE NORTH 30 DEGREES 11 MINUTES 00 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHWEST LINE OF SAID CALLED 3.000 ACRE TRACT, BEING COMMON WITH THE NORTHWEST LINE OF SAID CALLED 2.64 ACRE TRACT, A DISTANCE OF 324.02 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "BLUESTAR", FROM WHICH A 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF A CALLED 4.054 ACRE TRACT OF LAND AS DESCRIBED BY DEED TO GARY DON MORRIS AND DIANNA BELL, RECORDED IN VOLUME 1360, PAGE 769, DEED RECORDS, JOHNSON COUNTY, TEXAS, BEARS NORTH 30 DEGREES 05 MINUTES 54 SECONDS WEST, A DISTANCE OF 175.70 FEET;

THENCE EASTERLY, ALONG THE NORTHWEST LINE OF SAID CALLED 3.000 ACRE TRACT, THE FOLLOWING CALLS:
NORTH 70 DEGREES 40 MINUTES 20 SECONDS EAST, A DISTANCE OF 80.27 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "BLUESTAR";
NORTH 38 DEGREES 23 MINUTES 48 SECONDS EAST, A DISTANCE OF 56.44 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "BLUESTAR";
NORTH 29 DEGREES 58 MINUTES 16 SECONDS EAST, A DISTANCE OF 216.99 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "BLUESTAR"; BEING ON THE NORTHERNMOST CORNER OF SAID CALLED 3.000 ACRE TRACT, SAME BEING THE APPARENT SOUTHWEST LINE OF SAID COUNTY ROAD 1200, FROM WHICH A 60.0 D NAL FOUND AT THE NORTHERNMOST CORNER OF SAID CALLED 4.054 ACRE TRACT BEARS NORTH 30 DEGREES 11 MINUTES 23 SECONDS WEST, A DISTANCE OF 61.54 FEET;

THENCE SOUTH 30 DEGREES 09 MINUTES 38 SECONDS EAST, ALONG THE NORTHEAST LINE OF SAID CALLED 3.000 ACRE TRACT, A DISTANCE OF 486.53 FEET TO THE POINT OF BEGINNING, AND CONTAINING 3.000 ACRES OR 130,688 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT LUCA BELTRAN, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 1, 2 AND 3, BELTRAN ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2024.

LUCA BELTRAN

STATE OF TEXAS *
COUNTY OF _____ *

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, ON THIS DAY PERSONALLY APPEARED GARY DON MORRIS, KNOWN TO ME TO BE THE PERSON AND OWNER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER
LUCA BELTRAN
2349 FM 2135
CLEBURNE, TX 76031

LEGEND
DRACT = DEED RECORDS, JOHNSON COUNTY, TEXAS
PLACT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IR# = IRON ROD FOUND
CIR# = 1/2" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

FINAL PLAT
LOTS 1, 2 AND 3, BLOCK 1
BELTRAN ADDITION
BEING 3.000 ACRES OF LAND SITUATED IN THE ISAAC BATTERSON SURVEY, ABSTRACT NUMBER 21, JOHNSON COUNTY, TEXAS.



-LONESTAR-
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

GF#24-794788-PT

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: April 24, 2024

Grantor: GARY DON MORRIS and DIANNA DELL MORRIS, a married couple

Grantee: LUCA BELTRAN, a single person

Grantee's Mailing Address:
2349 FM 2135
Cleburne, Texas 76031

Consideration: TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

BEING a 3.000 acre tract of land situated in the ISAAC BATTERSON SURVEY, ABSTRACT NO. 21, in the City of Cleburne, Johnson County, Texas, being a portion of that certain called 4.054 acre tract of land described in a deed to Gary Don Morris and Dianna Deel Morris, recorded in Volume 1360, Page 769, Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the common corner of said Morris tract, and a called 13.008 acre tract of land described in a deed to Patricia Luna and Guillermo Luna, recorded in Document Number 2013-17120, Deed Records of Johnson County, Texas, said point being in the west right-of-way line of County Road 1200;

THENCE S 59°49'50" W, along the common line of said Morris tract, and said Luna tract, a distance of 321.14 feet to a 1/2 inch iron rod found for the common corner of said Morris tract, and a called 2.64 acre tract of land described in a deed to Steve Rossner, recorded in Volume 3735, Page 946, Deed Records, Johnson County, Texas;

THENCE N 30°11'11" W, along the common line of said Morris tract, and said Rossner tract, a distance of 373.87 feet to a 1/2 inch iron rod with plastic cap stamped "BLUSTAR SURVEYING" set for corner;

THENCE N 70°34'52" E, crossing said Morris tract, a distance of 80.09 feet to a 1/2 inch iron rod with plastic cap stamped "BLUSTAR SURVEYING" set for corner;

THENCE N 38°37'37" E, crossing said Morris tract, a distance of 56.52 feet to a 1/2 inch iron rod with plastic cap stamped "BLUSTAR SURVEYING" set for corner;

THENCE N 29°55'09" E, crossing said Morris tract, a distance of 219.04 feet to a 1/2 inch iron rod with plastic cap stamped "BLUSTAR SURVEYING" set for corner, said point being in the east line of said Morris tract, and being in the west right-of-way line of said County Road 1200;

THENCE S 30°10'10" E, along the east line of said Morris tract, and along the west right-of-way line of said County Road 1200, a distance of 488.60 feet to the

POINT OF BEGINNING, and containing 130,661 square feet or 3.000 acres of land more or less.

Reservations from Conveyance:


None

Exceptions to Conveyance and Warranty:

Any and all restrictions, covenants, easements, mineral reservations and conveyances, and mineral leases, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in Johnson County, Texas and to all zoning laws, regulations or ordinances of municipal and other governmental authorities, if any, but only to the extent they are still in effect, relating to the hereinabove described property.

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.

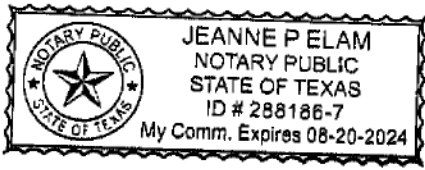
When the context requires, singular nouns and pronouns include the plural.

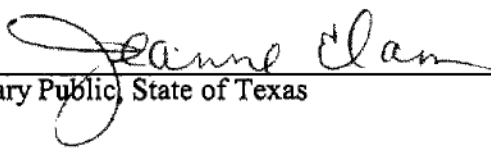

GARY DON MORRIS


DIANNA DELL MORRIS

STATE OF TEXAS
COUNTY OF HOOD

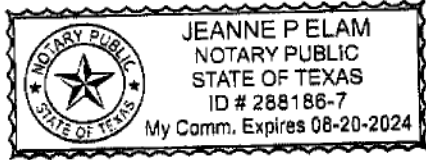
This instrument was acknowledged before me on April 24, 2024, by GARY DON MORRIS.




Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF HOOD

This instrument was acknowledged before me on April 24, 2024, by
DIANNA DELL MORRIS.



Jeanne Elam
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:
The Kuban Firm, PLLC
107 E. Pearl St.
Granbury, TX 76048

AFTER RECORDING RETURN TO:
LUCA BELTRAN
2349 FM 2135
Cleburne, Texas 76031

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2024 - 11191

eRecording - Real Property

Warranty Deed

Recorded On: April 25, 2024 11:35 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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 - 11191
Receipt Number: 20240425000071
Recorded Date/Time: April 25, 2024 11:35 AM
User: Honor C
Station: CCL45

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