

AGENDA PLACEMENT FORM

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

Date: July 2, 2024

Meeting Date: June 22, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:

[Handwritten Signature]

Court Decision: <small>This section to be completed by County Judge's Office</small>

<p>July 22, 2024</p>

Description:

Consideration of Variance to allow the Roadway Cross Section to be Constructed without 8" of Road Base between the Stabilized Subgrade and Concrete Paving in Cresson Estates, Phase 2, in Precinct 2.

(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 Ryan Voorhees, Cresson Ventures LLC Date _____

Phone Number 209-329-5133

Email Address ryan@crvonline.com

Property Information for Variance Request:

Property 911 address 13599 Gunsmoke Lane (Lot 1, Block 7, Phase 1 at the intersection of Ace High Lane)

Subdivision name Cresson Estates Phase 2 Block _____ Lot _____

Survey Mendoza Survey Abstract 542 Acreage 97.116

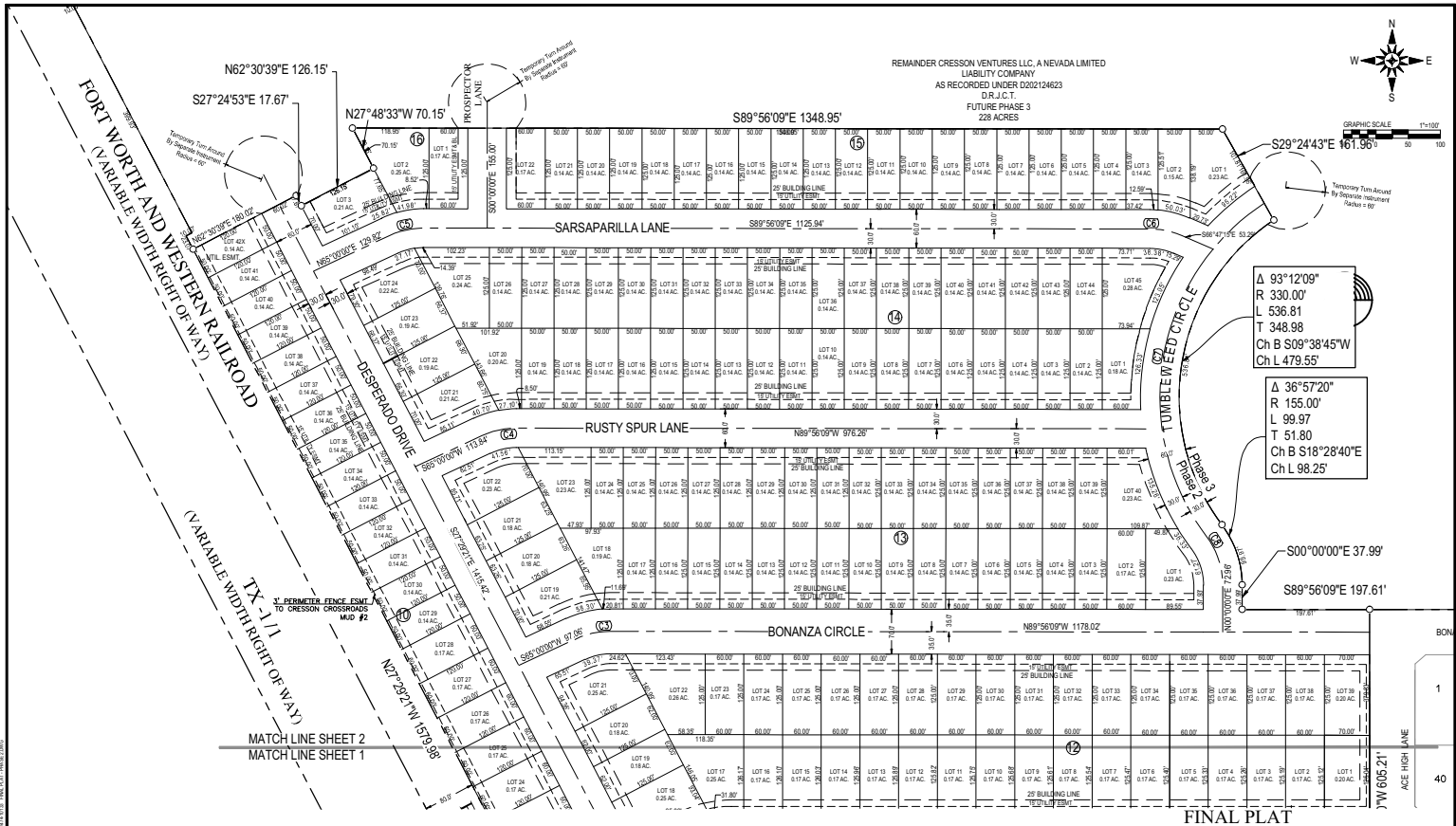
Request Use of a concrete roadway cross section

Reason for request The goal is to match the existing roadway cross section built in Cresson Estates Phase 1. The roadway cross section

will be constructed without the 8" of road base.

Provide the following with this request:

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



$\Delta 93^{\circ}12'09''$
 R 330.00'
 L 536.81'
 T 348.98'
 Ch B $S09^{\circ}38'45''W$
 Ch L 479.55'

 $\Delta 36^{\circ}57'20''$
 R 155.00'
 L 99.97'
 T 51.80'
 Ch B $S18^{\circ}28'40''E$
 Ch L 98.25'

Cresson Estates Phase 2

Lots 1-16, 17X, 18-41, 42X Block 10, Lots 1-33 Block 11, Lots 1-39 Block 12, Lots 1-40 Block 13, Lots 1-45 Block 14, Lots 1-22 Block 15 & Lots 1-3, Block 16

Being 49.89 Acres Situated in the Urbano Mendoza Survey, Abstract No. 542 Johnson County, Texas

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	136.18	125.00	62°25'18"	S88°42'00"E	129.55
C2	54.54	125.00	24°59'50"	S77°29'55"W	54.10
C3	54.68	125.00	25°03'51"	S77°31'55"W	54.25
C4	54.68	125.00	25°03'51"	S77°31'55"W	54.25
C5	54.68	125.00	25°03'51"	N77°31'59"E	54.25
C6	50.50	125.00	23°08'54"	N78°31'42"W	50.16
C7	587.89	360.00	93°32'54"	N6°49'37"E	524.71
C8	80.62	125.00	36°57'20"	N18°28'40"W	79.23

ROADS LINEAR FOOTAGE	
ROAD NAME	LINEAR FOOT
GUNSMOKE LANE	935.55
DESPERADO DRIVE	1,470.74
RUSTY SPUR LANE	1,344.78
STAGE COACH LANE	1,162.41
SARSAPARILLA LANE	1,414.24
BONANZA CIRCLE	1,329.76
PROSPECTOR LANE	155.00
TUMBLEWEED CIRCLE	741.47
TOTAL	8,354.25

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.

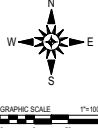
PLAT FILED: _____
 INSTRUMENT #: 2023 - _____
 DRAWER: _____ SLIDE
 APRIL LONG, JOHNSON COUNTY CLERK
 BY: _____, DEPUTY CLERK

OWNER:
 CRESSON VENTURES, LLC
 P.O. BOX 1000
 WEATHERFORD, TX 76088
 PH: 202-226-6133



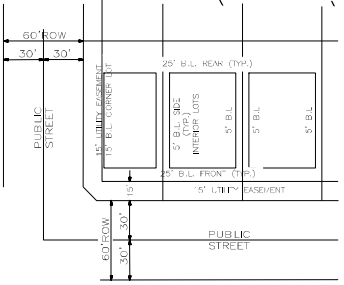
6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10998
 Texas Registered Survey Firm F-10158800
 www.barronstark.com

JOB No. 474-1013
 DATE MAY 2023
1 OF 3



(VARIABLE WIDTH RIGHT OF WAY)
TX 111
1' PERMETER FENCE (50% TO CRESSON CROSSROADS MUD #2)

MATCH LINE SHEET 2
MATCH LINE SHEET 1



TYPICAL LOT LAYOUT

ROW, EASEMENT, AND BUILDING LINE NOTES:

- UTILITY EASEMENT:
15' FROM LOT LINE ON ALL PUBLIC STREET FRONTAGES
9' FROM LOT LINE ON THE SIDES
- RIGHT OF WAY DEVIATION:
40' ROW FROM CENTER OF ROAD ON F.M. OR STATE
30' ROW FROM ENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
- BUILDING LINES (EXTERNAL):
50' SETBACK FROM ANY STATE HWY. OR F.M. ROADWAY
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)
- BUILDING LINES (INTERNAL TO SUBDIVISION):
FRONT LOT LINE 23'
REAR LOT LINE 25'
SIDE LOT LINE CORNER 15'
SIDE LOT LINE INTERIOR 5'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	136.18	125.00	62°25'18"	S88°42'00"E	129.55
C2	54.54	125.00	24°59'50"	S77°29'55"W	54.10
C3	54.68	125.00	25°03'51"	S77°31'55"W	54.25
C4	54.68	125.00	25°03'51"	S77°31'55"W	54.25
C5	54.68	125.00	25°03'51"	N77°31'55"E	54.25
C6	50.50	125.00	23°08'54"	N78°21'42"W	50.16
C7	587.89	360.00	93°33'54"	N6°49'37"E	524.71
C8	80.62	125.00	36°57'20"	N18°28'40"W	79.23

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PLAT FILED: _____
INSTRUMENT #: 2023 - _____
DRAWN: _____ SLIDE _____
APRIL LONG, JOHNSON COUNTY CLERK
BY: _____, DEPUTY CLERK

ROADS LINEAR FOOTAGE	
ROAD NAME	LINEAR FOOT
GUNSMOKE LANE	935.85
DESPERADO DRIVE	1,470.74
RUSTY SPUR LANE	1,144.78
STAGE COACH LANE	1,162.41
SARSAPARILLA LANE	1,414.24
BONANZA CIRCLE	1,329.76
PROSPECTOR LANE	155.00
TUMBLEWEED CIRCLE	741.47
TOTAL	8,354.25

FINAL PLAT

Cresson Estates Phase 2

Lots 1-16, 17X, 18-41, 42X Block 10, Lots 1-33 Block 11, Lots 1-39 Block 12, Lots 1-40 Block 13, Lots 1-45 Block 14, Lots 1-22 Block 15 & Lots 1-3, Block 16

Being 49.89 Acres Situated in the Urbano Mendoza Survey, Abstract No. 542 Johnson County, Texas

OWNER: CRESSON VENTURES, LLC RYAN WOODS 1800 LONE OAK ROAD WEATHERFORD, TX, 76088 PH 202-229-9133		6221 Southwest Boulevard, Suite 100 Fort Worth, Texas 76132 (O) 817.231.8100 (F) 817.231.8144 Texas Registered Engineering Firm F-10998 Texas Registered Survey Firm F-10158800 www.barronstark.com	JOB NO: 474-10153 DATE: MAY 2023
--	--	--	-------------------------------------

GENERAL NOTES:

- 1. This subdivision is located within the ETJ of the City of Cremon.
2. The designation of the proposed usage of the area shown on this plat is for single family residential.
3. The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.
4. Utility Providers:
Water & Sanitary Sewer: Cresson Crossroads MUD No. 2 - 214-745-0333
Electric: United Cooperative Services - 817-792-8381
5. Flood Statement:
According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 46251C00251, effective date December 4, 2015, the subject property is located within "Zone X", areas determined to be outside the 100-year flood plain.
6. The above referenced FEMA flood insurance rate map is for use in administering the National Flood Insurance Program. 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 surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the National Flood Insurance Program.
7. The existing creeks or drainage channels traversing 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.
8. Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the roadway is prohibited.
9. Johnson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
10. Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
11. 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.
12. 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.
13. 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 any adjacent or downstream property owner or impose, impede, or transfer any duty or liability to Johnson County, the Commissioners, officials, or employees of Johnson County.
14. Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structures, devices, or features portrayed herein are actually existing on the property portrayed by this plat and do not violate the statutes or common law of an incorporated city, Johnson County, the State of Texas, or the United States.
15. Johnson County is relying upon the surveyor whose name is affixed hereto to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.
16. Indemnity:
The property developer submitting this plat to Johnson County for approval and the Owner of the property 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.
17. Public Utilities:
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 encumber or interfere with the construction, reconstruction, inspection, patrolling, maintaining, 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 ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, 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.
18. In a Criminal offense punishable by a fine of up to \$1,000.00, 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 escrow contract to convey that is delivered to a purchaser unless the plat or report 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 notice or occupancy of the real property conveyed before the recording of the plat.
19. A purchaser may not use or occupy property described in a plat or report of a subdivision until such time as the plat is filed for record with the Johnson County Clerk's office.
20. Roads:
21. Filing a Plat in Acceptance of Roads for County Maintenance: The approval and filing of a plat dedicating roads and streets does not make the roads and streets county roads subject to county maintenance. No road, street or passageway set aside in the 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. These specifically identifying any such road, street or passageway and specifically excepting such road, street, or passageway for county maintenance.
22. The Public Roads within this addition will be privately maintained by Cresson Crossroads MUD No. 2.
Utility Easements:
Utility Easement:
15' from lot line on frontage of all public roads
9' from lot line on the sides
Building setbacks:
FRONT 25'
REAR 25'
SIDE 5'
SIDE CORNER LOT 15'
Right of Way Dedication:
40' ROW from center of road on F.M. or State
30' ROW from center of county roads or roads in a subdivisions
23. Lot 17X, Block 10 is dedicated as drainage easement in its entirety and is to be owned and maintained by the HOA.
24. Lot 42X, Block 10 is designated as utility easement in its entirety and is to be owned and maintained by the HOA.

OWNERS CERTIFICATE

State of Texas []
County of Johnson []

WHEREAS CRESSON VENTURES LLC, a Nevada limited liability company, is the Owner of the herein described real property to wit:

Being a 49.89 acre tract of land situated in the Urbano Mendoza Survey, Abstract No. 542, Johnson County, Texas and being a portion of the Cresson Ventures, LLC tract as recorded in Document No. 2021-24623, Deed Records Johnson County, Texas and being more particularly described as follows.

Beginning at a point in the approximate centerline of County Road 1000, said point being the southwest corner of the Cresson Estates Phase I Addition, an addition to Johnson County, Texas recorded in Slide E-651, Plat Records Johnson County, Texas, said point also being the intersection of the west line of Ace High Lane and County Road 1000;

Thence North 89°56'09" West with the approximate centerline of County Road 1000 and south line of the Cresson Ventures tract a distance of 1079.62 feet to a found 1/2 inch iron rod in the east line of the Fort Worth & Western Railroad for the southwest corner of said Cresson Ventures tract;

Thence North 27°29'21" West with the Railroad/ Cresson Ventures common line a distance of 1579.98 feet to a set 1/2 inch iron rod;

Thence North 62°30'39" East a distance of 180.02 feet to a set 1/2 inch iron rod;

Thence South 27°24'53" East a distance of 17.67 feet to a set 1/2 inch iron rod;

Thence North 62°30'39" East a distance of 126.15 feet to a set 1/2 inch iron rod;

Thence North 27°48'33" West a distance of 70.15 feet to a set 1/2 inch iron rod;

Thence South 89°56'09" East a distance of 1348.95 feet to a set 1/2 inch iron rod;

Thence South 29°24'43" East a distance of 161.96 feet to a set 1/2 inch iron rod, said point being the beginning of a non-tangent curve to the left having a radius of 330.00 feet, a central angle of 89°12'09", and a long chord that bears South 09°38'45" West a distance of 479.55 feet;

Thence along said curve to the left an arc distance of 536.81 feet to a set 1/2 inch iron rod for a point of reverse curvature of a curve to the right having a radius of 155.00 feet, a central angle of 36°57'20", and a long chord that bears South 18°28'40" East a distance of 98.25 feet;

Thence along said curve to the right an arc distance of 99.97 feet to a set 1/2 inch iron rod;

Thence South 00°00'00" East a distance of 37.99 feet to a set 1/2 inch iron rod;

Thence South 89°56'09" East a distance of 197.61 feet to a set 1/2 inch iron rod in the west line of Ace High Lane, said point being the intersection of the Ace High Lane west line and the north line of Bonanza Circle;

Thence South 00°00'00" West with the west line of Ace High Lane a distance of 605.21 feet to a found 1/2 inch iron rod;

Thence South 44°59'55" West with the west line of Ace High Lane a distance of 20.86 feet to a found 1/2 inch iron rod;

Thence South 00°03'45" West with the west line of Ace High Lane a distance of 223.77 feet to the Point of Beginning and Containing 12,105.104 square feet, 278 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That CRESSON Ventures LLC, Owner of the above described tract of land, does hereby adopt this plat designating the herein described property as CRESSON ESTATES PHASE 2, an addition to Johnson County, Texas and hereby dedicate to the public use, without reservation, streets, easements, right-of-way, and any other public area shown hereon unless otherwise designated by this plat.

CRESSON VENTURES LLC

C. Ryan Voorhees, Manager Date

State of Texas []
County of Johnson []

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared C. Ryan Voorhees, whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 2023.

Notary Signature

My commission expires: _____

BENCHMARKS:

THE BENCHMARKS SHOWN ON THIS PLAT ARE BASED ON THE VERTICAL DATUM OF NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

BENCHMARK NO. 1: "X" CUT ON THE NORTHWEST CORNER OF THE NORTH SLAB WEST OF THE PROPANE TANK, APPROXIMATELY 193' EAST OF THE NORTHEAST CORNER OF THIS ADDITION. ELEVATION = 971.03

BENCHMARK NO. 2: "X" CUT ON THE SOUTHWEST CORNER OF REMAINING FOUNDATION OF AN OLD FRAME HOUSE, WEST OF A WATER WELL AND APPROXIMATELY 480' NORTH OF NORTHWEST CORNER OF THIS ADDITION. ELEVATION = 1066.27

PLAT FILED: _____
INSTRUMENT #: 2023 - _____
DRAWER: SLIDE
APRIL LONG, JOHNSON COUNTY CLERK
BY: _____, DEPUTY CLERK

OWNER: CRESSON VENTURES, LLC
RYAN VOORHEES
1900 LONE OAK ROAD
WEATHERFORD, TX 76086
PH 202-229-9133



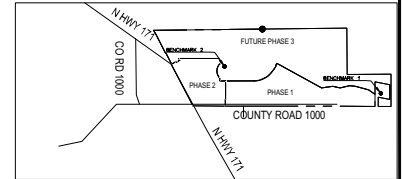
6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

JOB No. 474-10123
DATE: MAY 2023

3 OF 3

Vicinity Map

NOT TO SCALE



SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Charles F. Stark, a Registered professional Land Surveyor licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown herein were found and/or set under my personal supervision.

Charles F. Stark, RPLS
Texas Registration No. 5084

State of Texas []
County of Johnson []

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Charles F. Stark, whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 2023.

Notary Signature:

My commission expires: _____

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED
OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT.

FINAL PLAT

Cresson Estates Phase 2

Lots 1-16, 17X, 18-41, 42X Block 10, Lots 1-33 Block 11, Lots 1-39 Block 12,
Lots 1-40 Block 13, Lots 1-45 Block 14, Lots 1-22 Block 15 &
Lots 1-3, Block 16

Being 49.89 Acres Situated in the
Urbano Mendoza Survey, Abstract No. 542
Johnson County, Texas

CORRECTION INSTRUMENT

This Correction Instrument is filed to correct erroneous matters contained in documents entitled **SPECIAL WARRANTY DEED** wherein **SKYLINE FAMILY FARM, LLC, MELANIE EVANS SUMMEY AND HUSBAND, JEFF SUMMEY** was the Grantor and **CRESSON VENTURES, LLC**, was the Grantee, previously filed **JULY 7, 2021**, and of record in County Clerk #2021-24623 Official Public Records, Johnson County, Texas. It is the intent that the matter corrected is a "Nonmaterial" matter as that term is defined in Section 5.028, Texas Property Code and is further described and corrected as follows:

My name is Rakisha Chenault, I am an employee of Reunion Title of Texas Inc., as an Escrow Officer. I have personal knowledge of the facts contained herein.

The legal description was erroneously shown as:

Tract Two:

FIELD NOTES of a 176.08 acre tract of land being a pmt of the URBANO MENDOZA SURVEY, Abstract 542, Johnson County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod in the NEBL of an A.T. & S.F. R.R. right-of-way, said point being N 89 deg. 41 min. 50 sec. E, 551.09 ft. from the most westerly NW corner of the Urbano Mendoza Survey, Abstract 542;

THENCE with the general line of a fence, the following calls:

N 89 deg. 41 min. 50 sec. E, 902.04 ft. to a point;

N 89 deg. 51 min. 47 sec. E, 2746.51 ft. to set 3/8" steel pin for a corner;

THENCE South, passing a set 3/8" steel pint in the NBL of Johnson County Road No. 1000 at 2559.53 ft and continuing, a total distance of 25793.53 feet to a set 3/8" steel pin in the approximate centerline of the above mentioned Johnson County Road No. 1000, for comer;

THENCE N 89 deg. 04 min. W, passing a set 1/2" iron rod in the NBL of said Johnson County Road No. 1000 at 22.56 ft. and continuing with the NEBL of said A.T. & S.F. R.R. right-of-way, a total distance of 1403.97 ft. to a point for a corner;

THENCE with the NEBL of the above mentioned A.T. & S.F. R.R. right-of-way, the following calls:

N 62 deg. 56 min. E, 10.0 ft. to a point;

N 27 deg. 04 min. W, 400.00 ft. to a point;

N 62 deg. 56 min. W, 10.0 ft. to a point;

N 27 deg. 04 min. W, 705.37 ft. to a point for comer; said point being the PC of a Curve to the Left;

THENCE with the above mentioned Curve to the Left, said curve having the following datum: Radius 1960.08 ft., Chord N 29 deg. 20 min. 50 sec. W, 155.99 ft., a distance of 156.03 ft. to the point of beginning and containing 176.08 acres of land, more or less.

Note: 1.08 acres is in the occupancy of County roads.

The corrected legal description:

FIELD NOTES of a 176.08 acre tract of land being a part of the URBANO MENDOZA SURVEY, Abstract 542, Johnson County, Texas, as described in Volume 1884 P. 190, official records, Johnson County and being more fully described by metes and bounds as follows:

Beginning at a set ½" iron rod in the NEBL, of an A.T. & S.F. R. R. right-of way, said point being N 89 deg/ 41 min. 50 sec. E 551.09 ft from the most westerly NW corner of the Urbano Mendoza Survey, Abstract 542

THENCE with a general line of a fence the following calls:

N 89 deg. 41 min. 50 sec. E, 902.04 ft. to a point;

N 89 deg. 51 min. 47 sec. E, 2746.51 ft. to set 3/8" steel pin for a corner;

THENCE South, passing a set 3/8" steel pin in the NBL of Johnson County Road No. 1000 at 2559.53 ft. and continuing, a total distance of 2579.53 ft. to a set 3/8" steel pin in the approximate centerline of the above mentioned Johnson County Road No. 1000, for a corner;

THENCE N 89 deg. 31 min. 11 sec. W, with the approximate centerline of said Johnson County Road No. 1000, 2341.34 ft. to a set 3/8" steel pin in the NBL of the above mentioned A.T. & S.F. R.R. right-of-way, for a corner;

THENCE N 27 deg. 04 min. W, passing a set ½" iron rod in the NBL of said Johnson County Road No. 1000 at 22.56 ft. and continuing with the NEBL of said A.T. & S.F. R.R. right-of-way, a total distance of 1603.97 ft. to a point for a corner;

THENCE with the NEBL of the above mentioned A.T. & S.F. R.R. right-of-way, the following calls:

- N 62 deg. 56 min. E, 10.0 ft. to a point;**
- N 27 deg. 04 min. W, 400.0 ft. to a point;**
- S 62 deg. 56 min. W, 10.0 ft. to a point;**
- N 27 deg. 04 min. W, 705.37 ft. to a point for a corner; said point being the PC of a Curve to the Left;**

THENCE with the above mentioned Curve to the Left, said curve having the following datum: Radius 1960.08 ft., Chord N 29 deg. 20 min. 50 sec. W, 155.99 ft., a distance of 156.03 ft. to the point of beginning and containing 176.08 acres of land, more or less.

Note: 1.08 acres is in the occupancy of County roads

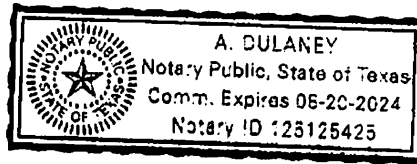
A Copy of this Correction Instrument was mailed to the Grantor and Grantee.

Signed this 2nd day of February 2023.


Rakisha Chenault

Subscribed and sworn to before me this 2nd day of February, 2023 by Rakisha Chenault.


Notary Public



AFTER RECORDING RETURN TO:
Reunion Title of Texas, Inc.
5060 E Interstate 20
Willow Park, TX 76087

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2023 - 2621

eRecording - Real Property

Corrected Warranty Deed

Recorded On: February 03, 2023 11:19 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 - 2621
Receipt Number: 20230202000040
Recorded Date/Time: February 03, 2023 11:19 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



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 Ryan Voorhees, Cresson Ventures LLC Date _____

Phone Number 209-329-5133

Email Address ryan@crvonline.com

Property Information for Variance Request:

Property 911 address 13599 Gunsmoke Lane (Lot 1, Block 7, Phase 1 at the intersection of Ace High Lane)

Subdivision name Cresson Estates Phase 2 Block _____ Lot _____

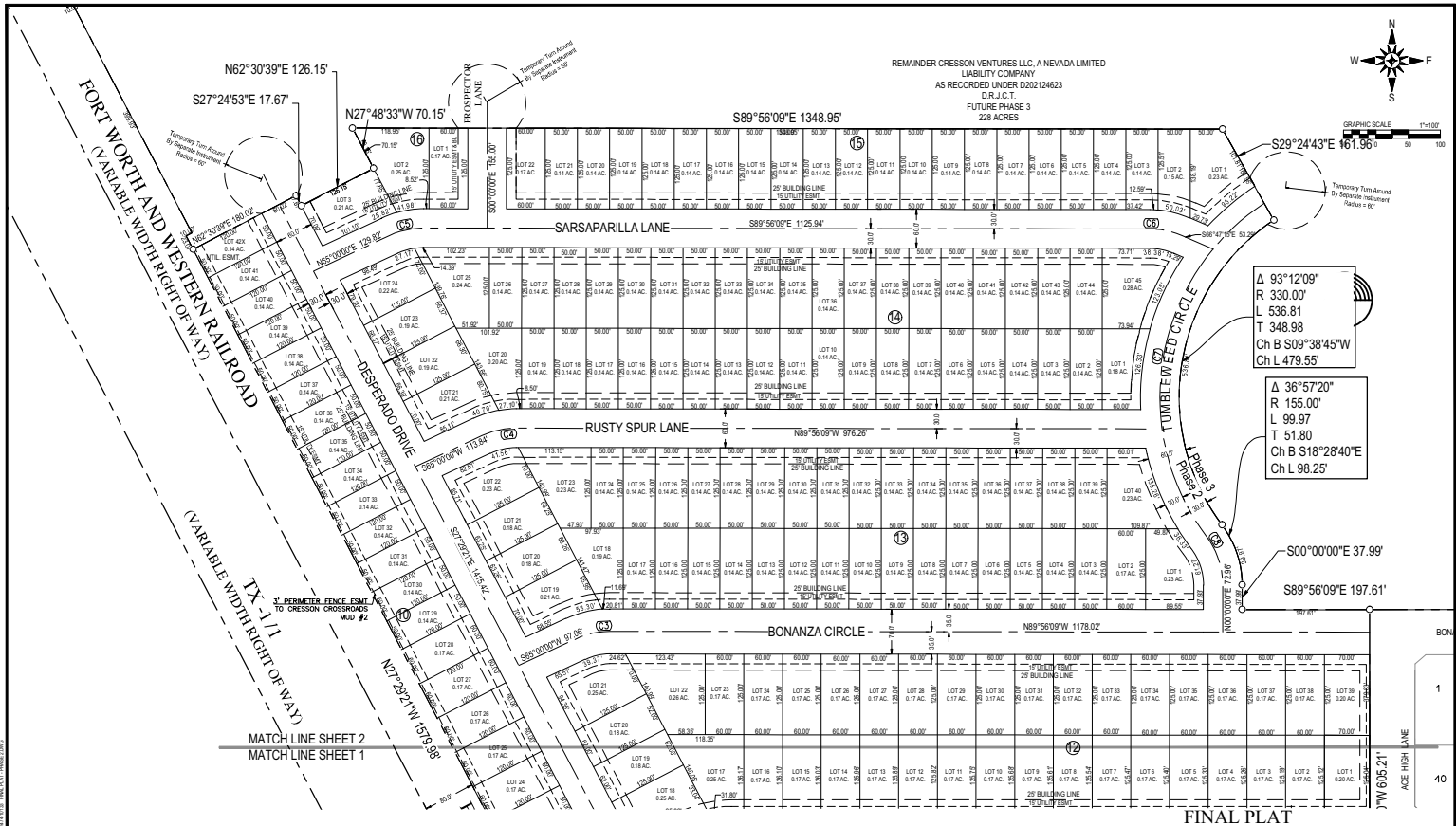
Survey Mendoza Survey Abstract 542 Acreage 97.116

Request Use of a concrete roadway cross section

Reason for request The goal is to match the existing roadway cross section built in Cresson Estates Phase 1

Provide the following with this request:

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



$\Delta 93^{\circ}12'09''$
 R 330.00'
 L 536.81
 T 348.98
 Ch B $S09^{\circ}38'45''W$
 Ch L 479.55'

 $\Delta 36^{\circ}57'20''$
 R 155.00'
 L 99.97
 T 51.80
 Ch B $S18^{\circ}28'40''E$
 Ch L 98.25'

Cresson Estates Phase 2

Lots 1-16, 17X, 18-41, 42X Block 10, Lots 1-33 Block 11, Lots 1-39 Block 12, Lots 1-40 Block 13, Lots 1-45 Block 14, Lots 1-22 Block 15 & Lots 1-3, Block 16

Being 49.89 Acres Situated in the Urbano Mendoza Survey, Abstract No. 542 Johnson County, Texas

CURVE TABLE					
CURVE No.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	136.18	125.00	62°25'18"	S88°42'00"E	129.55
C2	54.54	125.00	24°59'50"	S77°29'55"W	54.10
C3	54.68	125.00	25°03'51"	S77°31'55"W	54.25
C4	54.68	125.00	25°03'51"	S77°31'55"W	54.25
C5	54.68	125.00	25°03'51"	N77°31'59"E	54.25
C6	50.50	125.00	23°08'54"	N78°31'42"W	50.16
C7	587.89	360.00	93°32'54"	N6°49'37"E	524.71
C8	80.62	125.00	36°57'20"	N18°28'40"W	79.23

ROADS LINEAR FOOTAGE	
ROAD NAME	LINEAR FOOT
GUNSMOKE LANE	935.55
DESPERADO DRIVE	1,470.74
RUSTY SPUR LANE	1,344.78
STAGE COACH LANE	1,162.41
SARSAPARILLA LANE	1,414.24
BONANZA CIRCLE	1,329.76
PROSPECTOR LANE	155.00
TUMBLEWEED CIRCLE	741.47
TOTAL	8,354.25

PRELIMINARY
 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.

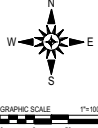
PLAT FILED: _____
 INSTRUMENT #: 2023 - _____
 DRAWER: _____ SLIDE
 APRIL LONG, JOHNSON COUNTY CLERK
 BY: _____, DEPUTY CLERK

OWNER:
 CRESSON VENTURES, LLC
 P.O. BOX 1000
 WEATHERFORD, TX 76088
 PH: 202-226-6133



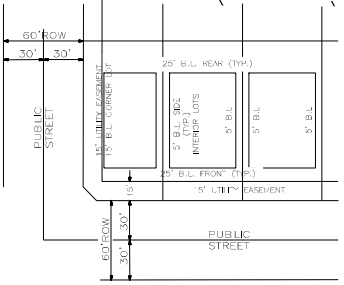
6221 Southwest Boulevard, Suite 100
 Fort Worth, Texas 76132
 (O) 817.231.8100 (F) 817.231.8144
 Texas Registered Engineering Firm F-10998
 Texas Registered Survey Firm F-10158800
 www.barronstark.com

JOB No. 474-1013
 DATE MAY 2023
1 OF 3



(VARIABLE WIDTH RIGHT OF WAY)
TX 111
1' PERMETER FENCE (50% TO CRESSON CROSSROADS MUD #2)

MATCH LINE SHEET 2
MATCH LINE SHEET 1



TYPICAL LOT LAYOUT

ROW, EASEMENT, AND BUILDING LINE NOTES:

- UTILITY EASEMENT:
15' FROM LOT LINE ON ALL PUBLIC STREET FRONTAGES
9' FROM LOT LINE ON THE SIDES
- RIGHT OF WAY DEVIATION:
40' ROW FROM CENTER OF ROAD ON F.M. OR STATE
30' ROW FROM ENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
- BUILDING LINES (EXTERNAL):
50' SETBACK FROM ANY STATE HWY. OR F.M. ROADWAY
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)
- BUILDING LINES (INTERNAL TO SUBDIVISION):
FRONT LOT LINE 23'
REAR LOT LINE 25'
SIDE LOT LINE CORNER 15'
SIDE LOT LINE INTERIOR 5'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	136.18	125.00	62°25'18"	S88°42'00"E	129.55
C2	54.54	125.00	24°59'50"	S77°29'55"W	54.10
C3	54.68	125.00	25°03'51"	S77°31'55"W	54.25
C4	54.68	125.00	25°03'51"	S77°31'55"W	54.25
C5	54.68	125.00	25°03'51"	N77°31'55"E	54.25
C6	50.50	125.00	23°08'54"	N78°21'42"W	50.16
C7	587.89	360.00	93°33'54"	N6°49'37"E	524.71
C8	80.62	125.00	36°57'20"	N18°28'40"W	79.23

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PLAT FILED: _____
INSTRUMENT #: 2023 - _____
DRAWN: _____ SLIDE _____
APRIL LONG, JOHNSON COUNTY CLERK
BY: _____, DEPUTY CLERK

ROADS LINEAR FOOTAGE	
ROAD NAME	LINEAR FOOT
GUNSMOKE LANE	935.85
DESPERADO DRIVE	1,470.74
RUSTY SPUR LANE	1,144.78
STAGE COACH LANE	1,162.41
SARSAPARILLA LANE	1,414.24
BONANZA CIRCLE	1,329.76
PROSPECTOR LANE	155.00
TUMBLEWEED CIRCLE	741.47
TOTAL	8,354.25

FINAL PLAT

Cresson Estates Phase 2

Lots 1-16, 17X, 18-41, 42X Block 10, Lots 1-33 Block 11, Lots 1-39 Block 12, Lots 1-40 Block 13, Lots 1-45 Block 14, Lots 1-22 Block 15 & Lots 1-3, Block 16

Being 49.89 Acres Situated in the Urbano Mendoza Survey, Abstract No. 542 Johnson County, Texas

OWNER: CRESSON VENTURES, LLC RYAN WOODS 1800 LONE OAK ROAD WEATHERFORD, TX, 76088 PH 202-229-9133		6221 Southwest Boulevard, Suite 100 Fort Worth, Texas 76132 (O) 817.231.8100 (F) 817.231.8144 Texas Registered Engineering Firm F-10998 Texas Registered Survey Firm F-10158800 www.barronstark.com	JOB NO: 474-10153 DATE: MAY 2023
--	--	--	-------------------------------------

GENERAL NOTES:

- 1. This subdivision is located within the ETJ of the City of Cresson.
2. The designation of the proposed usage of the area shown on this plat is for single family residential.
3. The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.
4. Utility Providers:
Water & Sanitary Sewer: Cresson Crossroads MUD No. 2 - 214-745-0333
Electric: United Cooperative Services - 817-792-8381
5. Flood Statement:
According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 46251C02051, effective date December 4, 2012, the subject property is located within "Zone X", areas determined to be outside the 100-year flood plain.
6. The above referenced FEMA flood insurance rate map is for use in administering the National Flood Insurance Program. 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 surface or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the National Flood Insurance Program.
7. The existing creeks or drainage channels traversing 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.
8. Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the roadway is prohibited.
9. Johnson County will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion.
10. Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
11. 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.
12. 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.
13. 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 any adjacent or downstream property owner or impose, impede, or transfer any duty or liability to Johnson County, the Commissioners, officials, or employees of Johnson County.
14. Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structures, devices, or features portrayed herein are actually existing on the property portrayed by this plat and do not violate the statutes or common law of an incorporated city, Johnson County, the State of Texas, or the United States.
15. Johnson County is relying upon the surveyor whose name is affixed hereto to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.
16. Indemnity:
The property developer submitting this plat to Johnson County for approval and the Owner of the property 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.
17. Public Utilities:
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 encumber or interfere with the construction, reconstruction, inspection, patrolling, maintaining, or efficiency 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 ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, 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.
18. In a Criminal offense punishable by a fine of up to \$1,000.00, 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 escrow contract to convey that is delivered to a purchaser unless the plat or report 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 notice or occupancy of the real property conveyed before the recording of the plat.
19. A purchaser may not use or occupy property described in a plat or report of a subdivision until such time as the plat is filed for record with the Johnson County Clerk's office.
20. Roads:
21. Filing a Plat in Acceptance of Roads for County Maintenance: The approval and filing of a plat dedicating roads and streets does not make the roads and streets county roads subject to county maintenance. No road, street or passageway set aside in the 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. These specifically identifying any such road, street or passageway and specifically excepting such road, street, or passageway for county maintenance.
22. The Public Roads within this addition will be privately maintained by Cresson Crossroads MUD No. 2.
Utility Easements:
Utility Easement:
15' from lot line on frontage of all public roads
9' from lot line on the sides
Building setbacks:
FRONT 25'
REAR 25'
SIDE 5'
SIDE CORNER LOT 15'
Right of Way Dedication:
40' ROW from center of road on F.M. or State
30' ROW from center of county roads or roads in a subdivisions
23. Lot 17X, Block 10 is dedicated as drainage easement in its entirety and is to be owned and maintained by the HOA.
24. Lot 42X, Block 10 is designated as utility easement in its entirety and is to be owned and maintained by the HOA.

OWNERS CERTIFICATE

State of Texas []
County of Johnson []

WHEREAS CRESSON VENTURES LLC, a Nevada limited liability company, is the Owner of the herein described real property to wit:

Being a 49.89 acre tract of land situated in the Urbano Mendoza Survey, Abstract No. 542, Johnson County, Texas and being a portion of the Cresson Ventures, LLC tract as recorded in Document No. 2021-24623, Deed Records Johnson County, Texas and being more particularly described as follows.

Beginning at a point in the approximate centerline of County Road 1000, said point being the southwest corner of the Cresson Estates Phase I Addition, an addition to Johnson County, Texas recorded in Slide E-651, Plat Records Johnson County, Texas, said point also being the intersection of the west line of Ace High Lane and County Road 1000;

Thence North 89°56'09" West with the approximate centerline of County Road 1000 and south line of the Cresson Ventures tract a distance of 1079.62 feet to a found 1/2 inch iron rod in the east line of the Fort Worth & Western Railroad for the southwest corner of said Cresson Ventures tract;

Thence North 27°29'21" West with the Railroad/ Cresson Ventures common line a distance of 1579.98 feet to a set 1/2 inch iron rod;

Thence North 62°30'39" East a distance of 180.02 feet to a set 1/2 inch iron rod;

Thence South 27°24'53" East a distance of 17.67 feet to a set 1/2 inch iron rod;

Thence North 62°30'39" East a distance of 126.15 feet to a set 1/2 inch iron rod;

Thence North 27°48'33" West a distance of 70.15 feet to a set 1/2 inch iron rod;

Thence South 89°56'09" East a distance of 1348.95 feet to a set 1/2 inch iron rod;

Thence South 29°24'43" East a distance of 161.96 feet to a set 1/2 inch iron rod, said point being the beginning of a non-tangent curve to the left having a radius of 330.00 feet, a central angle of 89°12'09", and a long chord that bears South 09°38'45" West a distance of 479.55 feet;

Thence along said curve to the left an arc distance of 536.81 feet to a set 1/2 inch iron rod for a point of reverse curvature of a curve to the right having a radius of 155.00 feet, a central angle of 36°57'20", and a long chord that bears South 18°28'40" East a distance of 98.25 feet;

Thence along said curve to the right an arc distance of 99.97 feet to a set 1/2 inch iron rod;

Thence South 00°00'00" East a distance of 37.99 feet to a set 1/2 inch iron rod;

Thence South 89°56'09" East a distance of 197.61 feet to a set 1/2 inch iron rod in the west line of Ace High Lane, said point being the intersection of the Ace High Lane west line and the north line of Bonanza Circle;

Thence South 00°00'00" West with the west line of Ace High Lane a distance of 605.21 feet to a found 1/2 inch iron rod;

Thence South 44°59'55" West with the west line of Ace High Lane a distance of 20.86 feet to a found 1/2 inch iron rod;

Thence South 00°03'45" West with the west line of Ace High Lane a distance of 223.77 feet to the Point of Beginning and Containing 12,105.104 square feet, 278 acres of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That CRESSON Ventures LLC, Owner of the above described tract of land, does hereby adopt this plat designating the herein described property as CRESSON ESTATES PHASE 2, an addition to Johnson County, Texas and hereby dedicate to the public use, without reservation, streets, easements, right-of-way, and any other public area shown hereon unless otherwise designated by this plat.

CRESSON VENTURES LLC

C. Ryan Voorhees, Manager Date

State of Texas []
County of Johnson []

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared C. Ryan Voorhees, whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 2023.

Notary Signature

My commission expires: _____

BENCHMARKS:

THE BENCHMARKS SHOWN ON THIS PLAT ARE BASED ON THE VERTICAL DATUM OF NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

BENCHMARK NO. 1: "X" CUT ON THE NORTHWEST CORNER OF THE NORTH SLAB WEST OF THE PROPANE TANK, APPROXIMATELY 193' EAST OF THE NORTHEAST CORNER OF THIS ADDITION. ELEVATION = 971.03

BENCHMARK NO. 2: "X" CUT ON THE SOUTHWEST CORNER OF REMAINING FOUNDATION OF AN OLD FRAME HOUSE, WEST OF A WATER WELL AND APPROXIMATELY 480' NORTH OF NORTHWEST CORNER OF THIS ADDITION. ELEVATION = 1066.27

PLAT FILED:
INSTRUMENT #: 2023 -
DRAWER: SLIDE
APRIL LONG, JOHNSON COUNTY CLERK
BY: _____, DEPUTY CLERK

OWNER:
CRESSON VENTURES, LLC
RYAN VOORHEES
1900 LONE OAK ROAD
WEATHERFORD, TX 76086
PH 202-229-9133



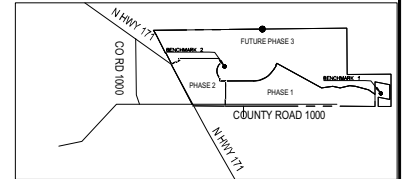
6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

JOB No. 474-10123
DATE: MAY 2023

3 OF 3

Vicinity Map

NOT TO SCALE



SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Charles F. Stark, a Registered professional Land Surveyor licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land, and the monuments shown herein were found and/or set under my personal supervision.

Charles F. Stark, RPLS
Texas Registration No. 5084

State of Texas []
County of Johnson []

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Charles F. Stark, whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ___ day of ___, 2023.

Notary Signature:

My commission expires: _____

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED
OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT.

COUNTY APPROVAL:
County Judge acting on the behalf of and for the Commissioners' Court of Johnson County,
SIGNATURE: _____ DATE: _____

FINAL PLAT

Cresson Estates Phase 2

Lots 1-16, 17X, 18-41, 42X Block 10, Lots 1-33 Block 11, Lots 1-39 Block 12,
Lots 1-40 Block 13, Lots 1-45 Block 14, Lots 1-22 Block 15 &
Lots 1-3, Block 16

Being 49.89 Acres Situated in the
Urbano Mendoza Survey, Abstract No. 542
Johnson County, Texas

CORRECTION INSTRUMENT

This Correction Instrument is filed to correct erroneous matters contained in documents entitled **SPECIAL WARRANTY DEED** wherein **SKYLINE FAMILY FARM, LLC, MELANIE EVANS SUMMEY AND HUSBAND, JEFF SUMMEY** was the Grantor and **CRESSON VENTURES, LLC**, was the Grantee, previously filed **JULY 7, 2021**, and of record in County Clerk #2021-24623 Official Public Records, Johnson County, Texas. It is the intent that the matter corrected is a "Nonmaterial" matter as that term is defined in Section 5.028, Texas Property Code and is further described and corrected as follows:

My name is Rakisha Chenault, I am an employee of Reunion Title of Texas Inc., as an Escrow Officer. I have personal knowledge of the facts contained herein.

The legal description was erroneously shown as:

Tract Two:

FIELD NOTES of a 176.08 acre tract of land being a pmt of the URBANO MENDOZA SURVEY, Abstract 542, Johnson County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a set 1/2" iron rod in the NEBL of an A.T. & S.F. R.R. right-of-way, said point being N 89 deg. 41 min. 50 sec. E, 551.09 ft. from the most westerly NW corner of the Urbano Mendoza Survey, Abstract 542;

THENCE with the general line of a fence, the following calls:

N 89 deg. 41 min. 50 sec. E, 902.04 ft. to a point;

N 89 deg. 51 min. 47 sec. E, 2746.51 ft. to set 3/8" steel pin for a corner;

THENCE South, passing a set 3/8" steel pint in the NBL of Johnson County Road No. 1000 at 2559.53 ft and continuing, a total distance of 25793.53 feet to a set 3/8" steel pin in the approximate centerline of the above mentioned Johnson County Road No. 1000, for comer;

THENCE N 89 deg. 04 min. W, passing a set 1/2" iron rod in the NBL of said Johnson County Road No. 1000 at 22.56 ft. and continuing with the NEBL of said A.T. & S.F. R.R. right-of-way, a total distance of 1403.97 ft. to a point for a corner;

THENCE with the NEBL of the above mentioned A.T. & S.F. R.R. right-of-way, the following calls:

N 62 deg. 56 min. E, 10.0 ft. to a point;

N 27 deg. 04 min. W, 400.00 ft. to a point;

N 62 deg. 56 min. W, 10.0 ft. to a point;

N 27 deg. 04 min. W, 705.37 ft. to a point for corner; said point being the PC of a Curve to the Left;

THENCE with the above mentioned Curve to the Left, said curve having the following datum: Radius 1960.08 ft., Chord N 29 deg. 20 min. 50 sec. W, 155.99 ft., a distance of 156.03 ft. to the point of beginning and containing 176.08 acres of land, more or less.

Note: 1.08 acres is in the occupancy of County roads.

The corrected legal description:

FIELD NOTES of a 176.08 acre tract of land being a part of the URBANO MENDOZA SURVEY, Abstract 542, Johnson County, Texas, as described in Volume 1884 P. 190, official records, Johnson County and being more fully described by metes and bounds as follows:

Beginning at a set ½" iron rod in the NEBL, of an A.T. & S.F. R. R. right-of-way, said point being N 89 deg/ 41 min. 50 sec. E 551.09 ft from the most westerly NW corner of the Urbano Mendoza Survey, Abstract 542

THENCE with a general line of a fence the following calls:

N 89 deg. 41 min. 50 sec. E, 902.04 ft. to a point;

N 89 deg. 51 min. 47 sec. E, 2746.51 ft. to set 3/8" steel pin for a corner;

THENCE South, passing a set 3/8" steel pin in the NBL of Johnson County Road No. 1000 at 2559.53 ft. and continuing, a total distance of 2579.53 ft. to a set 3/8" steel pin in the approximate centerline of the above mentioned Johnson County Road No. 1000, for a corner;

THENCE N 89 deg. 31 min. 11 sec. W, with the approximate centerline of said Johnson County Road No. 1000, 2341.34 ft. to a set 3/8" steel pin in the NBL of the above mentioned A.T. & S.F. R.R. right-of-way, for a corner;

THENCE N 27 deg. 04 min. W, passing a set ½" iron rod in the NBL of said Johnson County Road No. 1000 at 22.56 ft. and continuing with the NEBL of said A.T. & S.F. R.R. right-of-way, a total distance of 1603.97 ft. to a point for a corner;

THENCE with the NEBL of the above mentioned A.T. & S.F. R.R. right-of-way, the following calls:

- N 62 deg. 56 min. E, 10.0 ft. to a point;
- N 27 deg. 04 min. W, 400.0 ft. to a point;
- S 62 deg. 56 min. W, 10.0 ft. to a point;
- N 27 deg. 04 min. W, 705.37 ft. to a point for a corner; said point being the PC of a Curve to the Left;

THENCE with the above mentioned Curve to the Left, said curve having the following datum: Radius 1960.08 ft., Chord N 29 deg. 20 min. 50 sec. W, 155.99 ft., a distance of 156.03 ft. to the point of beginning and containing 176.08 acres of land, more or less.

Note: 1.08 acres is in the occupancy of County roads

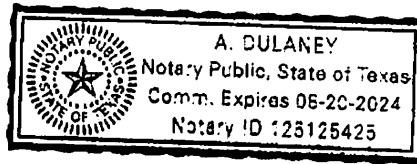
A Copy of this Correction Instrument was mailed to the Grantor and Grantee.

Signed this 2nd day of February 2023.


Rakisha Chenault

Subscribed and sworn to before me this 2nd day of February, 2023 by Rakisha Chenault.


Notary Public



AFTER RECORDING RETURN TO:
Reunion Title of Texas, Inc.
5060 E Interstate 20
Willow Park, TX 76087

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2023 - 2621

eRecording - Real Property

Corrected Warranty Deed

Recorded On: February 03, 2023 11:19 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 - 2621
Receipt Number: 20230202000040
Recorded Date/Time: February 03, 2023 11:19 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