

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

Date: August 5, 2024	Court Decision: This section to be completed by County Judge's Office
Meeting Date: August 12, 2024  Submitted By: Julie Edmiston  Department: Public Works  Signature of Elected Official/Department Head:  Description:	* APPROVED *  8-12-24
Consideration of Variance to Remove Requ	uirement of 6' Fencing around
Detention Facilities, to Allow proposed Str	eet Section with 6" of reinforced
Concrete and 6" of Lime Stabilized Sub-C	Grade, Place Street Lights within
County Right of Way, Construction of Med	lians for Hibiscus Harbor through
Phase 1, in Precinct 2.	
(May attach additional	sheets if necessary)
Person to Present: Jennifer VanderLaan	
(Presenter must be present for the item unl	ess the item is on the Consent Agenda)
Supporting Documentation: (check one)	PUBLIC   CONFIDENTIAL
(PUBLIC documentation may be made ava	ilable to the public prior to the Meeting)
Estimated Length of Presentation: 10 minu	tes
Session Requested: (check one)	
Action Item  Consent  Worksho	p   Executive   Other
Check All Departments That Have Been Notified	l:
☐ County Attorney ☐ IT	☐ Purchasing ☐ Auditor
☐ Personnel ☑ Public Wo	rks
Other Department/Official (list) Engineering	

Please List All External Persons Who Need a Copy of Signed Documents In Your Submission Email



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.

Nam	e Jacob Wadley			Date <u>July 30, 2024</u>
Phon	ne Number <u>817-810-0696</u>			
Emai	I Address <u>jacob.wadley@shield-engineering.c</u>	com		
Prop	erty Information for Variance Rec	quest:		
Prop	erty 911 address 7208 County Road 915,	Joshua, Texas 76058		
Subd	livision name		Block_ <sup>N/A</sup>	Lot_N/A
Surve	ey_R.F. Ray Survey	Abstract 978		Acreage_ <sup>79.968</sup>
Requ	Iest Remove requirement of 6' fencing around det	tention facilities		
Reas	on for request_We would like to request this	variance to provide walking pathwa	ays adjacent and along the top o	f the proposed pond berms.
Provi	de the following with this request:			
	Copy of plat (if property has beer	ı platted)		
4	Copy of property deed			
[4]	Survey or drawing showing existing	ng structures		

Revised 09/14/2022



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Email	Address jacob.wadley@shield-engineering.c	com		
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Prope	erty 911 address 7208 County Road 915,	Joshua, Texas 76058		
Subdi	ivision name Joshua Creek Phase 1		Block N/A	Lot_N/A
Surve	ey_R.F. Ray Survey	Abstract 978		Acreage 79.968
Requ	est Pavement Section be proposed in accordance	e with Geotechnical Report Summ	nary	
Reaso	on for request We would like to request this	variance to propose a street sectio	n for residential streets with 6" of	f reinforced concrete and 6" of lime stabilized
sub-gr	rade. See attached geotechnical report	and recommendation.		
Provid	de the following with this request:			
	Copy of plat (if property has beer	n platted)		
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4	Survey or drawing showing existing	ng structures		



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Subdi	vision name_ <sup>Joshua Creek Phase 1</sup>		Block_N/A	Lot_N/A
Surve	y_R.F. Ray Survey	Abstract_978		Acreage_ <sup>79.968</sup>
Reque	est_Street Lighting be placed in County Right of Way	У		
Reaso	on for request_We would like to request this var	riance to place street lights within	County ROW (approximately 3'	behind curb) and be maintained by the MUD.
A propos	sed 10' franchise utility easement is placed behind the	proposed JCSUD easement. Th	ere, placing street lights 10' pl	us behind proposed ROW will not provide
adequat	e lighting for safety along the streets.			
Provid	e the following with this request:			
	Copy of plat (if property has been p	latted)		
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4	Survey or drawing showing existing	structures		

Revised 09/14/2022



Jennifer VanderLaan / Director of Public Works

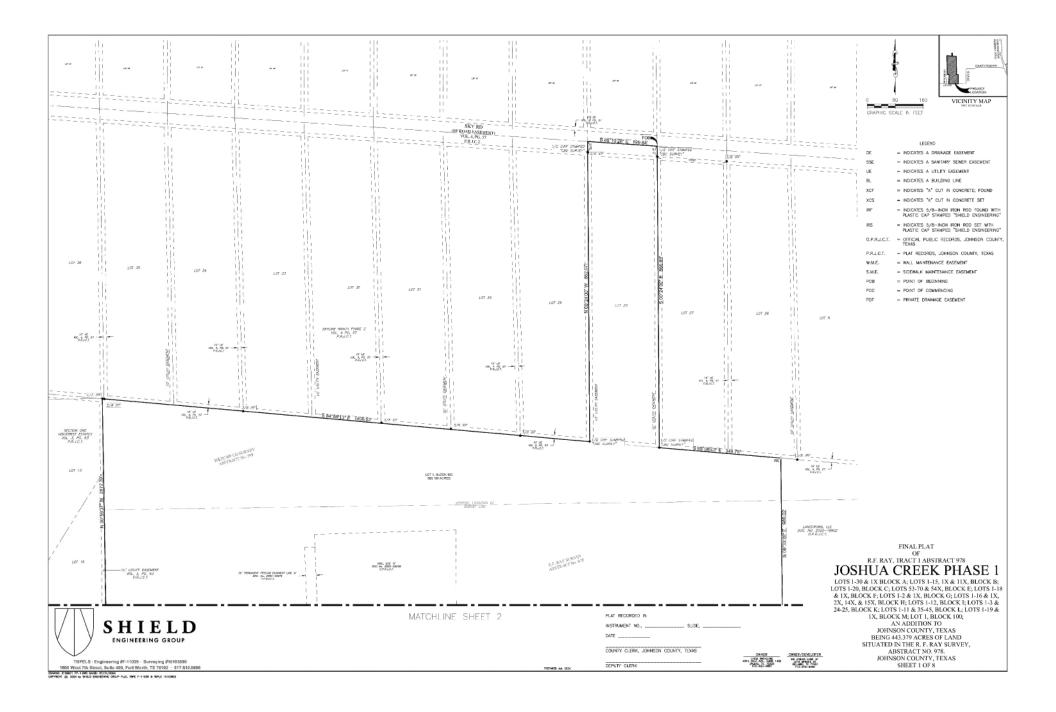
2 North Mill Street, Suite 305 Cleburne, Texas 76033 817-556-6380

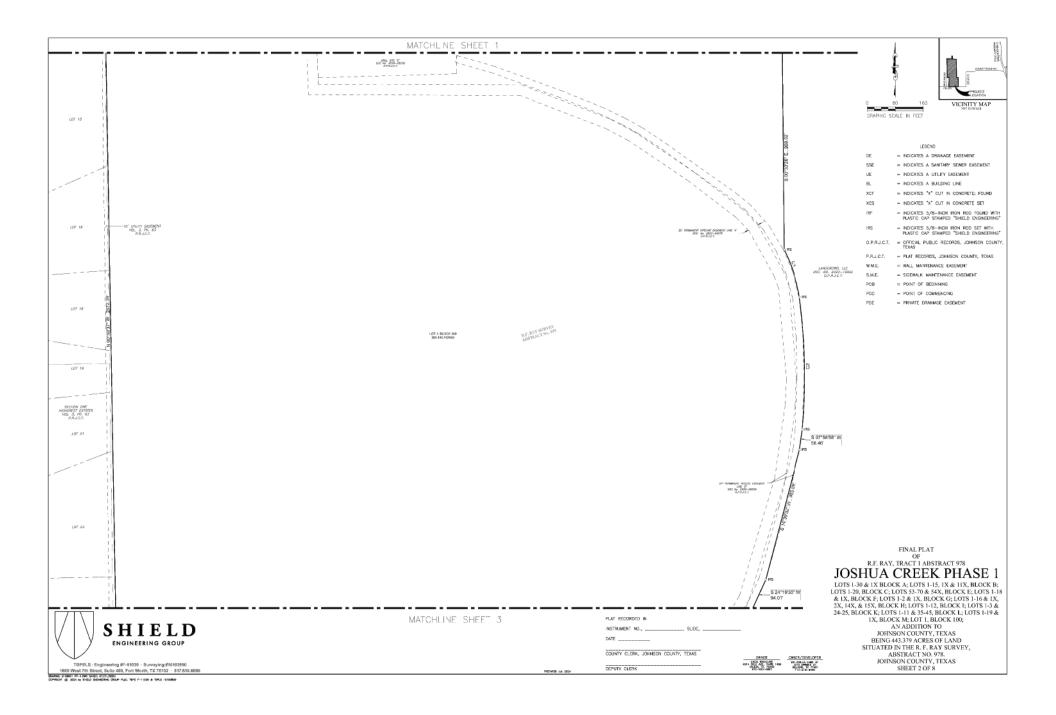
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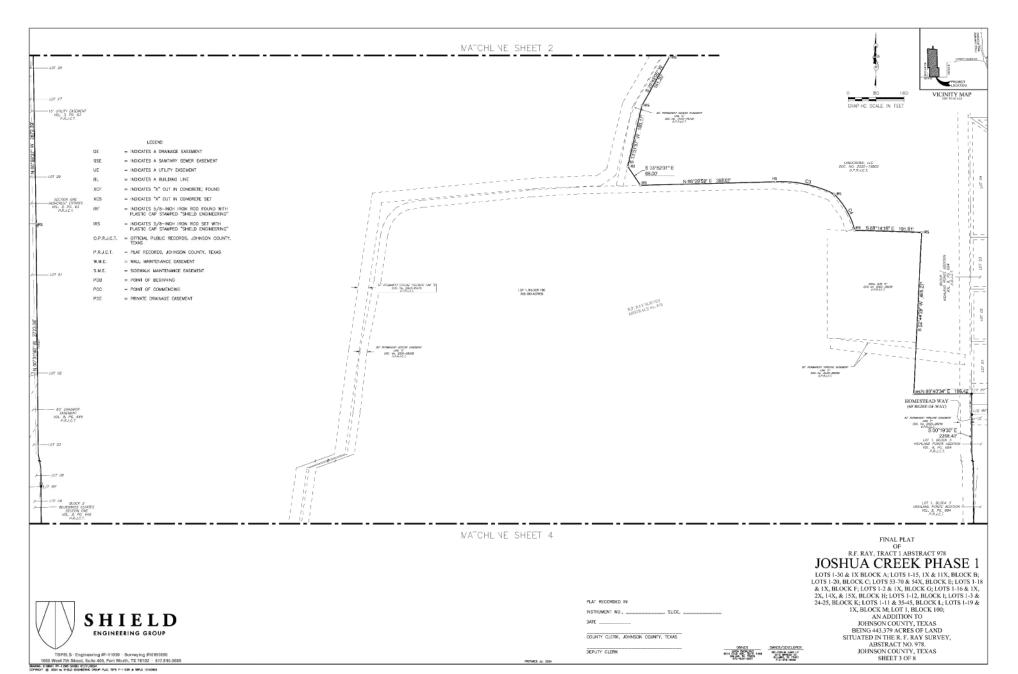
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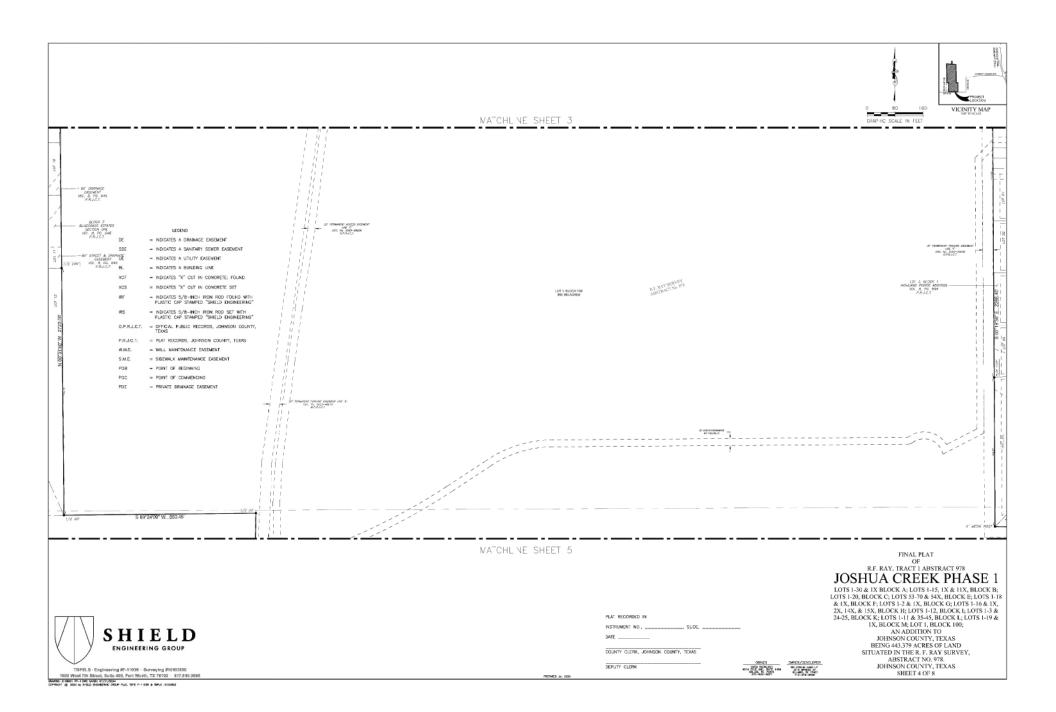
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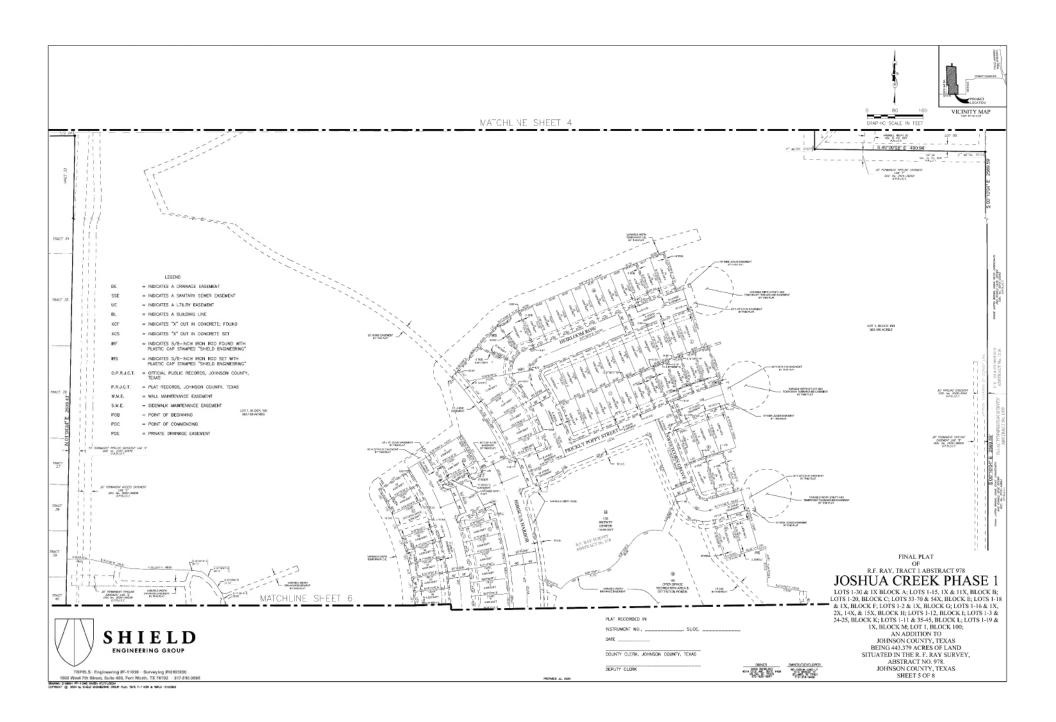
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Subdi	vision name_Joshua Creek Phase 1		Block_N/A	Lot N/A
Surve	YR.F. Ray Survey	Abstract 978		Acreage_ <sup>79.968</sup>
Reque	est Allow construction of medians for Hibiscus Ha	arbor through Phase 1		
Reaso	on for request_The proposed design for Hibis	scus Harbor includes a median sec	tion to enhance the neighborhoo	d aesthetic with vegetation and help manage
vehicle :	speed along the project's primary point of access.	The proposed median islands wil	I provide a divided street section	on near the amenity center to add safety for
pedestri	an traffic. An 80' ROW section with 18' of clearance	e between the back of curb and F	ROW has been provided to acco	ommodate the larger street section.
Provid	le the following with this request:		,	
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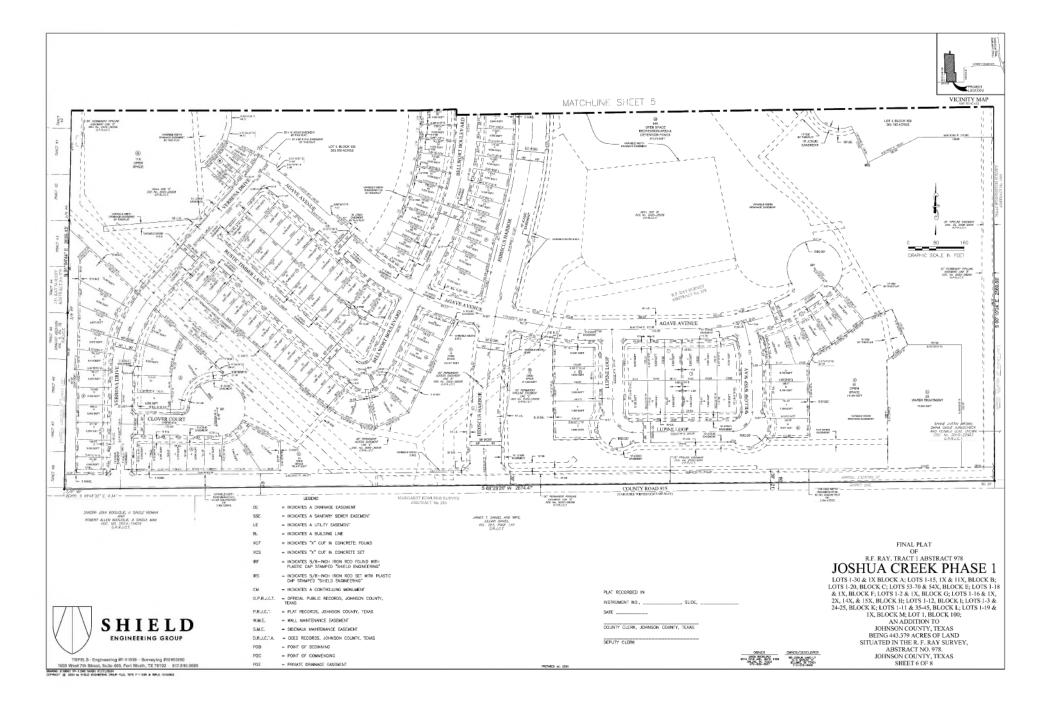














	LIME TABL			UNE TABLE			LINETABLE			UNC TABLE		
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13	MATERIAL	98.00	122	MARKENIA	80.07	LIE	200° W120°W	38.01	140	AMESON FOR	637	
14	1007307075	4007	124	NEWS	3826	LINE	100'81'60'6	D.W	1.64	KIEGHEN	20.827	
1.8	METER IN	39-107	120	MUALINE	300F	146	SHITTHEE	'H.ET	Les	RECEIVEN	4.1	
18	Ministry	20:202	126	MONTON	tter	140	BELIGGER	13.07	Les	KHT 27N	60.80	
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LR	MYCHE	36:99	UR	Mindres W	39.10	148	811,0146.41	13.61	Lee	SEPRITY	1434	
LB	M0748197.	36:92	LDI	MYSHAG	9612	149	SET HOTHE	6.17	1,66	HINAMITE	25.107	
154	5907347875	28.43	Lin	MENTANCE	20:07	1.50:	METERS	H.H	1,74	\$117W05TV	1536	
544	MONETON	30-00	UH	MARCHINE.	160F	151	91679176	38.80	ETS	SWINNER	6.78	
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L'O	NUMBER	30-00	133	MC199W	16.16	153	\$307942'E	-01.00	1.73	865 A 254A	19.19	
EH.	HET STRY	30-107	134	MRCSE 478	10.16	1.84	100.12.40.00	28.60	LN	267 T 27 W	MIC	
US	HILITRIA	30/02	138	MISCELLING	16-62	130	804709176	16.60	1.79	THE DEV	6.67	
1.90	MILLIAN	00.07	UR	3001179050	27'07'	136	EU-1036E	HIT	1,76	ETTY OF N	10.00	
F0	WITSTERM	3699	LIP	BHC2850W	50.00	126	BHITTHE.	34.34"	_			
L/E	<b>NECOSMA</b>	7075	1.96	BHEST SOW	14.00	156	85777978	13.69				
1.9	REFRESTA	30-00	LIB	WIECE-ISW	16.16	159	\$187575418	9.9				
LH	RESPONSE.	38-00	1.49	MEMBERSHIP	4500	159	METHODAYTE	94.94				

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5.PHE #	SMOTH	RNOLS	CRITY	010F3166ARH0	OVORD SIMSTY	URVE#	LENGTH	RADUS	DBLTH	CHOPSINGARINO	DH093 LE9074	5.P/E+	UENO/94	RABLIS	DELTA	CHORD BEHRNO	CHORDUDAGE
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08	581.85	1798.85	12"49"67"	5041WhSPC	589 291	C45	30.80	530.68*	400	MEMISW.	38.60	039	9926	550.00	401497	9212599E	20087
68	176301	MM	29*+120*	29096409	179,001	648	5839	500.69*	T'9858'	MITSTREW	66.66	CH	12:60*	250-96"	40.00	99/13/56	72.59
64	12/1291	231.70	34,285.00	699745155	199.771	617	1449*	25.49	AT STOP	69F9H9W	14.30	401	49.52	300.9E	71690	\$1170578	6.00
GE	66.00	XXLGC	THESE	301973970	66.00	G1	1486	29.00	72-0.6,	MIZTERIOR	14.30	cap	36.16	130.00	31900	BETSLAFE	260.80
Gi .	26.86	£71.62	2 WW	8801/87075	26.94	CIB	1649	29.50	12.0.6,	SECTION 19	1639	CO	04.89	830-96	THOSE	BANGCIPE	91.07
0	PERM	BELGE	4767107	328790365	11897	C20	16.66	26.50	17.076	RESIDEN	1639	CH	411.0F	830-96	D.8040.	6677/07/0	111.00
OI .	20107	1946.60	NUMBER	PERTITION	280 797	cm	28.50	119.36"	acretor	REPRESENT	3661	C39	34910	800.00	SENER	9077779778	24.26
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CB	171397	20.00	UZTERNO*	SOUTHWIST	148.51"	CES	48.87	130.40	41702707	MATHRACE	98908	G/F	0937	65036	337	MOST TOTAL	190.00
OW	418	36.00	13/2792	SOUTHERN	4.80*	C84	68.97	19411	26, 8,4	#BBF#FEET	10:00	COR	96.20*	50-90	817098	HESSES	17.76
-011	1.997	26.00	510/300	Serverons.	1.597	699	99.55	19.56	10'472"	Mireset	96.57	079	06.391	50-00	MC008	96/20165	17.79
66	5.00	24.66	16147497	MOTOR DATE	9.57	029	4187	15.FF	647911391	5H3156W	8657	- 06	68.797	250.00	17450	MONTE SUPPLY	50.84
011	12.60	901.00	A196102	ANCISTICAL.	VW.	607	497	25.60	10,1995	041100WF	A39	541	450.2E	1400.007	WARE	905145557	69.00

# FINAL PLAT OF OF R.F. RAY, TRACT1 ABSTRACT 978 JOSHUA CREEK PHASE 1

JOSHUA CREER PHASE I

LOTS 1-30 & IX BLOCK A; LOTS 1-15, IX & 11X, BLOCK B;

LOTS 1-20, BLOCK C; LOTS 53-70 & 54X, BLOCK B; LOTS 1-18

& IX, BLOCK F; LOTS 1-2 & IX, BLOCK G; LOTS 1-16 & IX,

2X, 14X, & IS, BLOCK B; LOTS 1-17 & IX, BLOCK ID;

IX, BLOCK K; LOTS 1-11 & 35-45, BLOCK ID;

AN ADDITION TO

JOHNSON COUNTY, TEXAS

BEING 443,379 ACRES OF LAND

SITUATED IN THE R; F, RAY SURVEY,

ABSTRACT NO. 978.

JOHNSON COUNTY, TEXAS

SHEET 7 OF 8



PROPOSED ROADWAY LINEAR FOOTAGES: AGAVE AVENUE: 1,844.96 LF BELLWORF BOULEVARD: 1,313.50 LF CLOVER COURT: PLAT RECORDED IN HERLOOM ROW: 774.78 U INSTRUMENT NO., \_\_ HIBISCUS HWAROR 1,533.23 LF LUPINE LOOP: 517.39 LF COUNTY CLERK, JOHNSON COUNTY, TEXAS RAIN LILLY CROVE: 40.85 LF RUSTIC TIMBER LANE: 570.88 LF DEPUTY CLERK SWEETCORN GROVE 428.01 LF VEMBENA DRIVE: 1,107.45 LF WILLOW WISP NAY: 345.73 LE TOTAL LF: 9,673.53 LF

OWNER OWNER/DEVELOPER

- 1. ALL DISTANCES ALONG ARCS ARE GIVEN AS ARC LENGTHS,
- > READMON DESIGN ON MACHINI THE OPS DESERVATIONS.
- 3, ALL CORNERS ARE MARKED WITH A 5/N° MON ROD WITH BLUE PLASTIC CAP STAMPED "SHILLD DHONICERAD" UNLESS OTHERWISE
- 4. ALL PRINCES OPEN SPACE LIFTS SHALL BE CANED AND MANDANED BY THE JOSHUA CHEEK HOA.
- 5. NO ABSTRACTIVE INSECTION FOR BEINDERSED BY THE SURVIVOR. THERE MAY BE ADMITTANCE ASSEMBLYS OF ENCOMPRANCES AFFECTING. THE SUBJECT TRACT WHICH THE SURVEYED IS UNWAVIE OF AND THEREFORE ME NOT SHOWN HEREON.
- 5. ALL INTURES HEADS ARE PRINATELY MANTAMED BY THE DISTRICT.
- 7, THIS BUSINESION OR MAY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF MAY CITY OR TOWN.
- B. THE DESIGNATION OF THE PROPOSED LEAGE OF THE AREA SHOWN ON PLAT IS FOR SHIGLE FAMILY RESIDENTAL.
- 9. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DEVANCE FACILITIES IN A SUBDANSON WITHIN THOMS (12) MONTHS AFTER THE DATE OF THE FAMIL FLAT APPROVAL.
- IG. UTUTY PROVIDES SHOULD BE LETED ON THE PLAT MOLIDING COMPANY MAKE AND PHONE MARBER. "NEWLY CREATED LOTS TO BE SHIWED BY A PRIVATE WHEN WELL SHALL BE A MINIOUM OF 2 WORLS.

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JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAKS, RACHE, ENMANCE CHANAGES OF CHIEF ORMANCE STRUCTURED, DONCED, OR PARTNESS PORTMETE HERION MEE ANTWELT DISTRICT OR THE PROPERTY PORTMYTE BY THIS PLAT OU NOT YOUTH THE STRUCTURE OF STREAMS. THE MICHIGAN OF MY, JOHNSON COUNTY, BY THE OF TEXAS, OF THE WINTO

JOHNSON COUNTY IS RELYING UPON THE SIRVEYOR WHISE WARE IS AFFRED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS (AFOR MYCH APPROVAL OF THIS

INCIDENT. WITH DESCRIPTION THE PLAN THE PROPERTY COMMENT THE METRODAL WITH THE OWNER OF THE PROPERTY OF TABLET OF THE TATE OF INSTERN, FORTER TO MORE WE RESTOLL WITHOUT HE WITH THE WITH THE PLAN THE OWNERS, CHICALS, AMBIETON, CONTINUE OF THE PLAN THE OWNERS, CHICALS, AMBIETON, CONTINUE OF THE PLAN THE PLAN

JULIET MERCHANT.

MET PRINCE THITTY, MICLIAND JOHNSON DENNIN, SHALL HAKE THE ROHT TO MOVE AND KEEP MONTH ALL OF PART OF ANY BALDANE, FLOCKS, 1982S, PRINCE, CHARLES, CHARLES CON METCHANDERS THE METCHES, WITH THE SHALL SHALL

CHARTY EASTMENT.
5' OR 10" PROM TRONT LOT LINE FIOR DEVELOPER.
14' AND 15" CREAM BIOS LOTS ON CORNER LOTS FOR DEVELOPER.

HIGHT OF WAY DEDICATION: 30" ROW FROM CENTER OF COUNTY ROADS OF ROADS IN A SUBDIVISION.

BUILDING LIMPS:

25' FROM LOT UNE (COLHTY ROAD OR SUPERISON ROADS).

15' ON 20' FROM SOC STREET ON CORMER LOTS PER DEVELOPER.

DIRECT ALMS.
If IS A COMMAN, OFFEREE PRINTINGSE OF A THE OF UP TO \$100,000, COMPRISENT IN THE COUNTY AND FOR UP TO \$0 0000 OF ARROWS THE ARROWS

A PURD-WASH MAY NOT USE OR ICCUPY PROPERTY DESCRIPTION A PLAT OF REPLAT OF A SUBDIMISON UNTIL SUCH TIME AS THE PLAY IS FILED FOR MICCINE WITH THE EQUINITY CLERK'S CIFFEE BY THE JEH-ISON COUNTY CLERK.

FIRED A PART BE NOT EXCEPTINATE OF YOURS OF COUNTY MANTEHWAYS.

THE APPROAG AND TEACH OF A PART WHICH DESIGNED ROUS AND STREETS (LOSS NOT MARE THE TRUMS AND STREETS COUNTY
OFFICE STREETS (LOSS WORTHWAY HOURS AND STREETS (LOSS NOT MARE THE TRUMS AND STREETS COUNTY
OFFICE STREETS (LOSS WORTHWAY HOURS AND STREETS AND ST

MANDMAKE COMMINS.

MANDMAKE OF PARED ROOMS DRAMAGE, AND INFROMINISTIATE RECESSARY (I.E., SEMER, MATER, ETC.) SHALL BE EXQUISIVELY BE DECREASED. OF THE OSTRICT, SUBJECT TO THE TERMS OF ANY EXCLUSIONAL AMERICAN.

FLOS SETEMOS.

NO THE CLOSE MAGRIMES RATE MAY THE JOHNSON SECURITY TOMS AND PROSPERATE RACKS, DAMANNY PARE, NO.
ADDISTRIBLE TO THE CLOSE SACE STOCKARDS. THE MAGRIMES IN LICENTE TO SEC. "A", (MAGRIC SECTIONARD THE COURSE NO.
ADDISTRIBLE TOWN SECURITY OF THE SECURITY SECURIT

THE ADMENTICATION THAT DOES INSTANCE WITH THE THE MAINTENANCE HE THEN, IT DOES NOT MOSSIONS HAVE SUBJECT TO DOESNO, APPLICABLY THAN DOLL SOURCE OF SHALL SEE, WHICH DOUGH DATA OF EXCORDING CONTINUES INSPANCE CONTINUES AND ADMENT OF THE WAY OF DOTHER THANKS, CONTINUES AND ADMENT OF THE WAY OF DOTHER THANKS, CONTINUES AND ADMENT OF THE WAY OF THE THANKS OF THE THANKS

BLOCKING THE FLOW OF MATER OR CONSTRUCTING IMPROVINCES IN THE DIVANCE EXCEMENTS, AND FILLING OR CRESTRUCTION OF THE FLOORING IS PROHIBITED.

THE ESTIMAL CHIEFS BY DEMANDE CHANNELS TRANSPISMO ALONG OF ACTIONS THE ACIDITON VIII. SEMAN AS DOES CHANNELS AND WILL SE MANUFACE BY THE CONTRACT OF THE LOT OR LOTS. THAT ARE TRANSPISED BY OR ADMICTATION CONTRACT.

JOHNSON COUNTY WILL FOR BE RESPONSIBLE FOR THE MANTDWINCE AND OPPOSITIONS OF SIND DRAINAGE WAYS OR FOR THE CONTROL OF EXCEPT.

JOHNSON COUNTY BLE. NOW BY RESPONSIBLE FOR ANY DANAGE, PERSONAL BALLEY, DY LOSS OF LIFE OR PROPERTY COCASIONED BY FLOODING UN FLOOD CONCRIDES.

JOHNSON COUNTY HAS THE RIGHT BUT NOT A DATY TO ENERY ONTO PROPERTY AND CLEAR ANY DESTRUCTION NOLUCING BUT NOT DATED TO THEIR, PLANTE, DATE, OF BRILDINGS, WHICH CHITELOT THE FILOY OF WATER THROUGH DRIVINGS EXCLUSIVE. THE SUMMOR DOTS NOT CERTIFY THAT REVISED FLOCOPILIN INFORMATION HIS ON HIS NOT BEEN PUBLISHED BY THE PEDERAL ENGINEERIC HANGING METHOD BY THE PEDERAL ENGINEERIC HANGING BEEN PUBLISHED BY THE PEDERAL ENGINEERIC HANGING BEEN PUBLISHED BY THE PEDERAL ENGINEERIC BY ANY OTHER SOLUTION.

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SMO LOT 27 MAD BUTCH IN THE NORTH LINE OF SAD TWOTH IT.

THANKE SOUTH BERÖFFENER WITH THE COMMAN BOUTH OF SAD SKYLME RANCH AND THE NORTH LINE OF SAD THACT I, A CESTANCE OF SAD THACT A JA'S MAIN HICK ROO WITH CAP STANCED SHILLD EXCHANGEMENT SET THE SAD THACT I, AND THE NORTH SAD STANCED SHILLD EXCHANGEMENT SET CHANGE SHILLD EXCHANGEMENT SAD SHILLD EXCHANGEMENT SAD SHILLD EXCHANGE DESCRIPTION OF THE SAD THACT I AND THE NORTHWEST CORRECT OF A TRACT OF LANCE DESCRIPTION OF THE SAD THACT I AND THE NORTHWEST CORRECT HEADING OFFICE ALL. THENCE IN A SOUTHWESTERLY DIRECTION, WITH THE COMMON EMSTERLY LINE OF SAID TRACT II AND THE WESTERLY LINE OF SAID LANDOROWD TRACT, THE FOLLOWING DOURSES AND DISTANCES:

- SOUTH DUTS/20" PAST, A DISTANCE OF SEB.02 FEET TO AN IPS BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;

- SOUTH 07'56'58" WEST, A DISTANCE OF 58,46 FEET TO AN IRS. SOUTH 14739 SECWEST, A DISTANCE OF 385.89 FEET TO AN IPS: SOUTH 14:59:35\*MEST, A DESTANCE OF 385.08 FEET TO AN IRS.
  SOUTH 20:19:35\*MEST, A DESTANCE OF 161.20 FEET TO AN IRS.
  SOUTH 20:49:05\*MEST, A DESTANCE OF 161.20 FEET TO AN IRS.
  SOUTH 13:01:35\*MEST, A DESTANCE OF 160.17 FEET TO AN IRS.
- SOUTH 33'52'01" EAST, A DISTANCE OF 65.00 FEET TO AN IRS.

NORTH BE'28'09" EAST, A DISTANCE OF 388.07 FEET TO AN IRS BEING THE BEGINNING OF A TANGENT CURVE TO THE RICHT;

WHI SAID TANGENT OURNE TO THE RIGHT AN ARC DISTANCE OF 174-82 FEET, HAVING A RADAUS OF 3A3.34 FEET, A CENTRAL ANGLE OF 2811/22", AND A CHORD BEARING AND DISTANCE OF SOUTH 7811000 EAST, \$73.03 FEET TO AN WIS SERVE THE ERCHANDE OF A NON-TANGENT CURNE TO THE ROME;

WHI SAME NOT-MINISTER COUNTY TO THE RESULT GLOVE TO THE STATE OF 120.75 FEET, HOWER A RICHARD OF 220.79 FEET, A CONTRA, ANGLE OF 31'28'30", NIO A CHORD SDERING WHO DESTRICE OF SOUTH 29'46'47' EAST, 118.77 FEET TO AM RES

FIRST TO AN IRS.
SOUTH CHAPTER AND ACTIONATE OF MASS. FIRST TO AN IRS.
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BY:

W. B. JOSHUA LAND, LLC, A TOXAS LIMITED LIMITLY DOWNARY
TRICAL DIAG. DEG.



VICINITY MAP

BEFORE ME, THE UNDERSONED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TWOFU CAO, KNOWN TO ME TO BE THE PERSON SHOCK INAME IS SUBSCIENCE TO THE PORTICINE RISTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THI PLANTISE AND CONSEDERATION INFORMATION SHOWERS TO.

GIVEN UNDER MY HAND AND SEAL OF DEFICE THIS.\_\_\_\_\_DAY OF.\_\_\_\_\_\_, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES......

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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MINESS, MY HAND, THIS THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_

EY: UNDA BAKLUMI

BEFORE ME, THE UNDERSEAVED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LINDA BACKLUND, KNOWN TO ME TO BE THE PERSON MINOSE NAME IS SUBSCRIBED TO THE FORECOME INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE REPORT AND CONSIDERATION THEREON EXPORESION.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMBUSSION EXPIRES:\_\_\_\_

THAT IL CODY WATSON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONIMENTS SHOWN THEREON AS SET WORE PROPERLY SET LINCER MY PERSONAL SUPERVISION.

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

DODY MATSON
REDISTERED PROFESSIONAL LAND SURVEYOR
TOVAS REDISTRATION No. 2005

BEFORE ME. THE UNDERSIDED AUTHORITY, ON THIS DAY PERSONALLY APPEARSO CODY WATSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCISSED TO THE FORECOMOR INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE DESCUTED THE SAME ONE THE DESCRIPTS AND CONDENSATION TRADERS DESIGNATION.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPRES-

PLAT RECORDED IN

DEBLITY C FRE

COUNTY CLERK, JOHNSON COUNTY, TEXAS

FINAL PLAT

OF R.F. RAY, TRACT 1 ABSTRACT 978

JOSHUA CREEK PHASE 1

LOTS 1-30 & 1X BLOCK A; LOTS 1-15, 1X & 11X, BLOCK B; LOTS 1-20. BLOCK C: LOTS 53-70 & 54X. BLOCK P: LOTS 1-18 & 1X, BLOCK F; LOTS 1-2 & 1X, BLOCK G; LOTS 1-16 & 1X, 2X, 14X, & 15X, BLOCK H; LOTS 1-12, BLOCK I; LOTS 1-3 & 24-25, BLOCK K; LOTS 1-11 & 35-45, BLOCK L; LOTS 1-19 & 1X, BLOCK M; LOT 1, BLOCK 100; AN ADDITION TO

JOHNSON COUNTY, TEXAS BEING 443.379 ACRES OF LAND SITUATED IN THE R. F. RAY SURVEY, ABSTRACT NO. 978. JOHNSON COUNTY, TEXAS SHEET 7 OF 8



1600 West 7th Street, Sulle 400, Fort Worth, TX 76102 · B17.810.0896

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## MCKNIGHT TITLE GF#: BS · 21 · 39 \(\psi\) 3

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.

#### SPECIAL WARRANTY DEED

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF JOHNSON	§	

THAT POETRY ROAD, LLC, a Texas limited liability company and STEPHEN SELINGER (collectively the "Grantor"), for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT, BARGAIN, SELL, AND CONVEY unto WB JOSHUA LAND LLC, a Texas limited liability company ("Grantee"), whose address is 5210 Spruce Street, Bellaire, Texas 77401, the tract of land located in Johnson County, Texas, more particularly described one Exhibit A (the "Land"), together with all rights, privileges and appurtenances pertaining to the Land, including Grantor's right, title and interest in any minerals, utilities, adjacent streets, alleys, strips, gores, and rights-of-way; Grantor's interest in all leases, rents, and security deposits for all or any part of the Land, and Grantor's interest in all licenses and permits related to the Land (the "Property").

This Special Warranty Deed and the conveyance set forth herein is executed by Grantor and accepted by Grantee subject to all matters of record in Johnston County, Texas, as described on <a href="Exhibit B">Exhibit B</a> (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the title to the Land unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise, subject to the Permitted Encumbrances.

EXECUTED as of the date of the acknowledgment below to be effective as of December 10, 2021.

### **GRANTOR:**

POETRY ROAD LLC,

a Texas limited liability company

Bv:

Stephen Selinger, Manager

By:

Stephen Selinge

THE STATE OF TEXAS   S  COUNTY OF Tarrant  This instrument was acknowledged before me on December 8, 2021, by Stephen Selinger, Manager of Poetry Road LLC, a Texas limited liability company, on behalf of said limited liability company.
[SEAL]  DELVRA DENISE BAKER Notary ID #132363128 My Commission Expires February 18, 2024  Notary Public, State of Texas
THE STATE OF TEXAS §
COUNTY OF Tarrant §
This instrument was acknowledged before me on December 8, 2021, by Stephen Selinger.  DELVRA DENISE BAKER Notary ID #132363128 My Commission Expires February 18, 2024  Notary Public, State of Texas

#### EXHIBIT A

(Land Description)

#### TRACT 1:

Being a tract of land situated in the R.F. Ray 160 Acre Survey, Abstract No. 978, Gilbert Woosley 640 Acre Survey, Abstract No. 902, and the Houston and Texas Central Railway Company 640 Acre Survey, Abstract No. 399, Johnson County, Texas, same being that tract of land conveyed to William Edward Hoffman, II and Deana Ellis Hoffman, Co-Trustees of The William and Deana Hoffman Living Trust, by deed recorded in Document No. 2018-1577, Official Public 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 corner, said corner being the Southwest corner of Bluegrass Estates, Section 1, an Addition to Johnson County, Texas, according to the Map or Plat thereof recorded in Volume 8, Page 645, Map or Plat Records of Johnson County, Texas, and lying along the North line of Dragoo Addition, an Addition to Johnson County, Texas, according to the Map or Plat thereof recorded in Volume 4, Page 76, Map or Plat Records of Johnson County, Texas;

THENCE North 00 degrees 31 minutes 40 seconds West (bearings from NAD83 Texas North Central Zone No. 4202), along the East line of said Bluegrass Estates, passing at a distance of 710.07 feet to a 1/2 inch iron rod found on-line for reference, continuing at a distance of 1220.37 feet to a 1/2 inch iron rod found on-line for reference, and continuing a total distance of 2723.56 feet to a point for corner, said corner being the Northeast corner of said Bluegrass Estates, and being the Southeast corner of Higherest Estates, an Addition to Johnson County, Texas, according to the Map or Plat thereof recorded in Volume 3, Page 63, Map or Plat Records of Johnson County, Texas;

THENCE North 00 degrees 59 minutes 37 seconds West, along the East line of said Highcrest Estates, a distance of 2672.92 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Highcrest Estates, and lying along the South line of Skyline Ranch, Phase 2, an Addition to Johnson County, Texas, according to the Map or Plat thereof recorded in Volume 4, Page 57, Map or Plat Records of Johnson County, Texas, from which a 5/8 inch iron rod found bears South 81 degrees 33 minutes 37 seconds East, a distance of 5.79 feet for witness;

THENCE South 85 degrees 01 minutes 04 seconds East, along the South line of said Skyline Ranch, a distance of 1004.97 feet to a 3/8 inch iron rod found for corner;

THENCE South 84 degrees 56 minutes 10 seconds East, a distance of 1201.16 feet to a 1/2 inch iron rod found for corner;

THENCE South 85 degrees 13 minutes 44 seconds East, along said South line of Skyline Ranch, a distance of 350.13 feet to a 1/2 inch iron rod found for corner;

THENCE South 85 degrees 17 minutes 33 seconds East, along said South line of Skyline Ranch, a distance of 163.96 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest

corner of Granda Vista Estates, Phase 1, an Addition to Johnson County, Texas, according to the Map or Plat thereof recorded in Volume 6, Page 186, Map or Plat Records of Johnson County, Texas;

THENCE South 00 degrees 33 minutes 30 seconds East, along the West line of said Granda Vista Estates, a distance of 2130.26 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Granda Vista Estates, and being the Northwest corner of Highland Pointe Addition, an Addition to Johnson County, Texas, according to the Map or Plat thereof recorded in Volume 8, Page 694, Map or Plat Records of Johnson County, Texas;

THENCE South 00 degrees 19 minutes 30 seconds East, along the West line of said Highland Pointe Addition, passing at a distance of 2634.17 feet to a 5/8 inch iron rod found on-line for reference, and continuing a total distance of 3062.57 feet to a fence post found for corner, said corner being the Southwest corner of said Highland Pointe Addition;

THENCE South 89 degrees 09 minutes 08 seconds East, along the South line of said Highland Pointe Addition, a distance of 490.96 feet to a fence post found for corner, said corner lying along the West line of that tract of land conveyed to Shane Justin Brown, Diana Gayle Jurascheck, and Ronald Gene Brown, by deed recorded in Instrument No. 2015-22963, Official Public Records of Johnson County, Texas;

THENCE South 00 degrees 10 minutes 04 seconds East, along said West line of Brown/Jurascheck tract, a distance of 2569.59 feet to a 60d nail found for corner, said corner being the Southwest corner of said Brown/Jurascheck tract, and lying along the North line of County Road 915 (public right-of-way);

THENCE South 89 degrees 29 minutes 26 seconds West, along the aforementioned North line of County Road 915, a distance of 2674.47 feet to a 3/8 inch iron rod found for corner, said corner being lying along the East line of said Dragoo Addition;

THENCE North 01 degrees 04 minutes 44 seconds East, along said East line of Dragoo Addition, a distance of 2639.43 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of said Dragoo Addition;

THENCE South 89 degrees 24 minutes 09 seconds West, along the North line of said Dragoo Addition, a distance of 550.46 feet to the POINT OF BEGINNING and containing 21,105,870 square feet or 484.52 acres of land.

#### TRACT 2:

Being a lot, tract or parcel of land situated in the Houston and Texas Central Railway Company Survey, Abstract No. 399, Johnson County, Texas, and being all of Lot 28, Skyline Ranch, Phase Two, an addition to Johnson County, Texas, according to the map thereof recorded in Volume 4, Page 57, Map Records, Johnson County, Texas, and being a tract of land conveyed to Stephen Selinger by deed recorded in Document No. 2021-15130, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being the Southwest corner of Lot 28 of said Skyline Ranch, Phase Two, said corner being along the North line of a tract of land conveyed to William Edward Hoffman, II and Deana Ellis Hoffman, Co-Trustees of The William and Deana Hoffman Living Trust, by deed recorded in Document No. 2018-1577, Official Public Records, Johnson County, Texas;

THENCE North 00 degrees 24 minutes 07 seconds West, along the East line of Lot 29 of said Skyline Ranch, Phase Two, passing a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" at 831.57 feet, continuing a total distance of 861.09 feet to a point for corner, said corner being the Southwest corner of Lot 45 of said Skyline Ranch, Phase Two;

THENCE South 86 degrees 09 minutes 08 seconds East, along the South line of Lot 45 of said Skyline Ranch, Phase Two, a distance of 199.65 feet to a point for corner, said corner being the Southwest corner of Lot 46 and the Northwest corner of Lot 27 of said Skyline Ranch, Phase Two;

THENCE South 00 degrees 24 minutes 07 seconds East, along the West line of Lot 27, passing a 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" at 30.08 feet, continuing a total distance of 865.34 feet to 1/2 inch iron rod set with yellow plastic cap stamped "CBG SURVEYING" for corner, said corner being along the North line of said Hoffman tract;

THENCE North 84 degrees 56 minutes 10 seconds West, along the North line of said Hoffman tract, a distance of 200.01 feet to the POINT OF BEGINNING and containing 171,866 square feet or 3.95 acres of land.

# EXHIBIT B (Permitted Exceptions)

#### For Tract I:

- 1. Pipeline easement from Lee Steed et ux to the Texas Pipe Line Company, dated 06/26/1949 and filed under Volume 369, Page 91, Deed Records of Johnson County, Texas.
- 2. Pipeline Right-of-Way Agreement filed 11/21/2009, under Volume 3182, Page 301, of the Official Public records of Johnson County, Texas.
- 3. Memorandum of Pipeline Easement filed 03/10/2006 under Volume 3750, Page 863, of the Official Public Records of Johnson County, Texas.
- 4. Surface Use Agreement executed by and between David Wayne Ellis; William Edward Hoffman, II and Deanna Ellis Hoffman, Co-Trustees of the William and Deana Hoffman Living trust and United Production Partners resources, LLC, dated September 9, 2020, and recorded September 9, 2020, under Instrument No. 2020-28208, Official Public Records of Johnson County, Texas.

#### For Tract II:

- 1. The restrictive covenants for Tract II recorded in Volume 4, Page 57, Plat Records and Volume 883, Page 602 and Volume 925, Page 111 of the Real Property Records, Johnson County, Texas; but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.
- 2. The following as shown on plat recorded in Volume 4, Page 57, Plat Records, Johnson County, Texas:
  - a. 30' road easement along the North property line
  - b. 10' utility easement running parallel and adjacent to the 30'road easement along the North property line
  - c. 10' utility easement along the South, East and West property line(s)
- 3. Terms, conditions and stipulations as set out in Road and Street Dedication and Maintenance Agreement dated October 22, 1990, recorded in Volume 1514, Page 578, real Property Records, Johnson County, Texas.

4. Easement for the purpose shown below and rights incidental thereto, as granted in a document:

Granted to: Johnson County Electric Cooperative

Recording Date: 03/11/1991

Recording No: Volume 1537, Page 279, Real Property records, Johnson County, Texas.

5. Easement for the purpose shown below and rights incidental thereto, as granted in a document:

Granted to: Johnson County Electric Cooperative

Recording Date: 08/30/1991

Recording No: Volume 1570, Page 251, Real Property records, Johnson County, Texas.

6. Easement for the purpose shown below and rights incidental thereto, as granted in a document:

Granted to: Johnson County Electric Cooperative

Recording Date: 04/20/1992

Recording No: Volume 1612, Page 908, Real Property records, Johnson County, Texas.

- 7. Interest in and to oil, gas and other mineral and/or royalties, bonuses, rentals and all other rights relating thereto as set forth in the document Recording No.: Volume 554, Page 500 and Volume 923, Page 1, Real Property Records, Johnson County, Texas.
- 8. Mineral Reservations as shown in Deed filed 12/09/2013, recorded in/under cc#2013-28934, Real Property Records, Johnson County, Texas.

### Johnson County Becky Ivey Johnson County Clerk

Instrument Number: 46932

eRecording - Real Property

Warranty Deed

Recorded On: December 13, 2021 01:55 PM

Number of Pages: 9

" Examined and Charged as Follows: "

Total Recording: \$54.00

#### \*\*\*\*\*\* 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: Record and Return To:

Document Number: 46932 Simplifile

Receipt Number: 20211213000153 5072 North 300 West

Recorded Date/Time: December 13, 2021 01:55 PM

Linda B PROVO UT User:

ccl30 Station:



#### 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.

Becky Ivey Johnson County Clerk Johnson County, TX

Becky I very