

AGENDA PLACEMENT FORM

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

Date: August 5, 2024

Meeting Date: August 12, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:

J. VanderLaan



Description:

Consideration of Variance to Remove Requirement of 6' Fencing around
Detention Facilities, to Allow proposed Street Section with 6" of reinforced
Concrete and 6" of Lime Stabilized Sub-Grade, Place Street Lights within
County Right of Way, Construction of Medians 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 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) Engineering

**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 Jacob Wadley Date July 30, 2024

Phone Number 817-810-0696

Email Address jacob.wadley@shield-engineering.com

Property Information for Variance Request:

Property 911 address 7208 County Road 915, Joshua, Texas 76058

Subdivision name Joshua Creek Phase 1 Block N/A Lot N/A

Survey R.F. Ray Survey Abstract 978 Acreage 79.968

Request Remove requirement of 6' fencing around detention facilities

Reason for request We would like to request this variance to provide walking pathways adjacent and along the top of the proposed pond berms.

Provide the following with this request:

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



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Request Pavement Section be proposed in accordance with Geotechnical Report Summary

Reason for request We would like to request this variance to propose a street section for residential streets with 6" of reinforced concrete and 6" of lime stabilized

sub-grade. See attached geotechnical report and recommendation.

Provide the following with this request:

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Request Street Lighting be placed in County Right of Way

Reason for request We would like to request this variance to place street lights within County ROW (approximately 3' behind curb) and be maintained by the MUD.

A proposed 10' franchise utility easement is placed behind the proposed JCSUD easement. There, placing street lights 10' plus behind proposed ROW will not provide

adequate lighting for safety along the streets.

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- Survey or drawing showing existing structures



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Request Allow construction of medians for Hibiscus Harbor through Phase 1

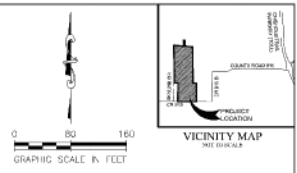
Reason for request The proposed design for Hibiscus Harbor includes a median section to enhance the neighborhood aesthetic with vegetation and help manage

vehicle speed along the project's primary point of access. The proposed median islands will provide a divided street section near the amenity center to add safety for

pedestrian traffic. An 80' ROW section with 18' of clearance between the back of curb and ROW has been provided to accommodate the larger street section.

Provide the following with this request:

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LEGEND

- DE = INDICATES A DRAINAGE EASEMENT
- SSE = INDICATES A SANITARY SEWER EASEMENT
- UE = INDICATES A UTILITY EASEMENT
- BL = INDICATES A BUILDING LINE
- XCF = INDICATES "X" CUT IN CONCRETE; FOUND
- XCS = INDICATES "X" CUT IN CONCRETE SET
- IRF = INDICATES 5/8-INCH IRON ROD FOUND WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"
- IRS = INDICATES 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"
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- W.M.E. = WALL MAINTENANCE EASEMENT
- S.M.E. = SIDEWALK MAINTENANCE EASEMENT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCING
- PDF = PRIVATE DRAINAGE EASEMENT

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 51-70 & 54X, BLOCK E; 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 1 OF 8

SHIELD
ENGINEERING GROUP

TBPELS - Engineering 8F-11029 - Surveying #10193890
1650 West 7th Street, Suite 400, Fort Worth, TX 76102 - 817.518.8686
DURING 8:00AM - 5:00PM MON-FRI, 9:00AM - 5:00PM SAT-SUN
COPYRIGHT © 2024 BY SHIELD ENGINEERING GROUP, PLLC. THIS PLAN IS A TRADE SECRET.

MATCHLINE SHEET 2

PLAT RECORDED IN _____ S.D.C. _____
INSTRUMENT NO., _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS _____
DEPUTY CLERK _____

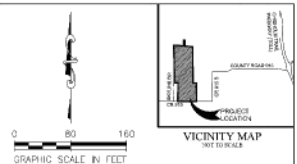
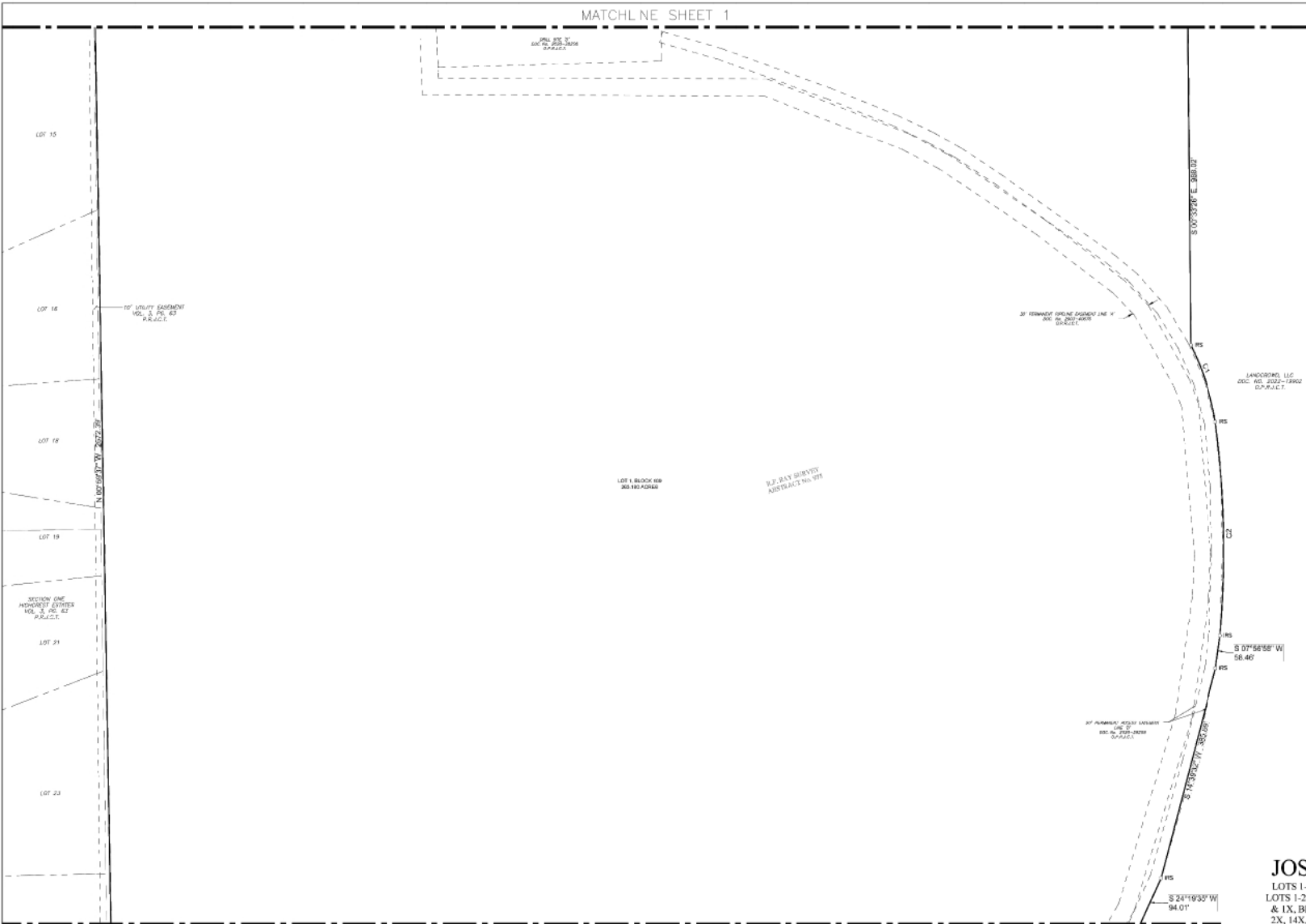
DRAWN
BY: [Signature]
DATE: [Date]

CHECKED
BY: [Signature]
DATE: [Date]

OWNER/DEVELOPER
BY: [Signature]
DATE: [Date]

FORM 448, 2024

MATCHLINE SHEET 1



- LEGEND
- DE = INDICATES A DRAINAGE EASEMENT
 - SSE = INDICATES A SANITARY SEWER EASEMENT
 - UE = INDICATES A UTILITY EASEMENT
 - BL = INDICATES A BUILDING LINE
 - XCF = INDICATES "X" CUT IN CONCRETE; FOUND
 - XCS = INDICATES "X" CUT IN CONCRETE SET
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LANDCROFT, LLC
DEC. 04, 2022 - 12942
O.P.R.A.C.T.

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 E; 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 2 OF 8

MATCHLINE SHEET 3

SHIELD
ENGINEERING GROUP

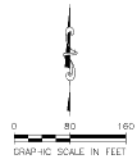
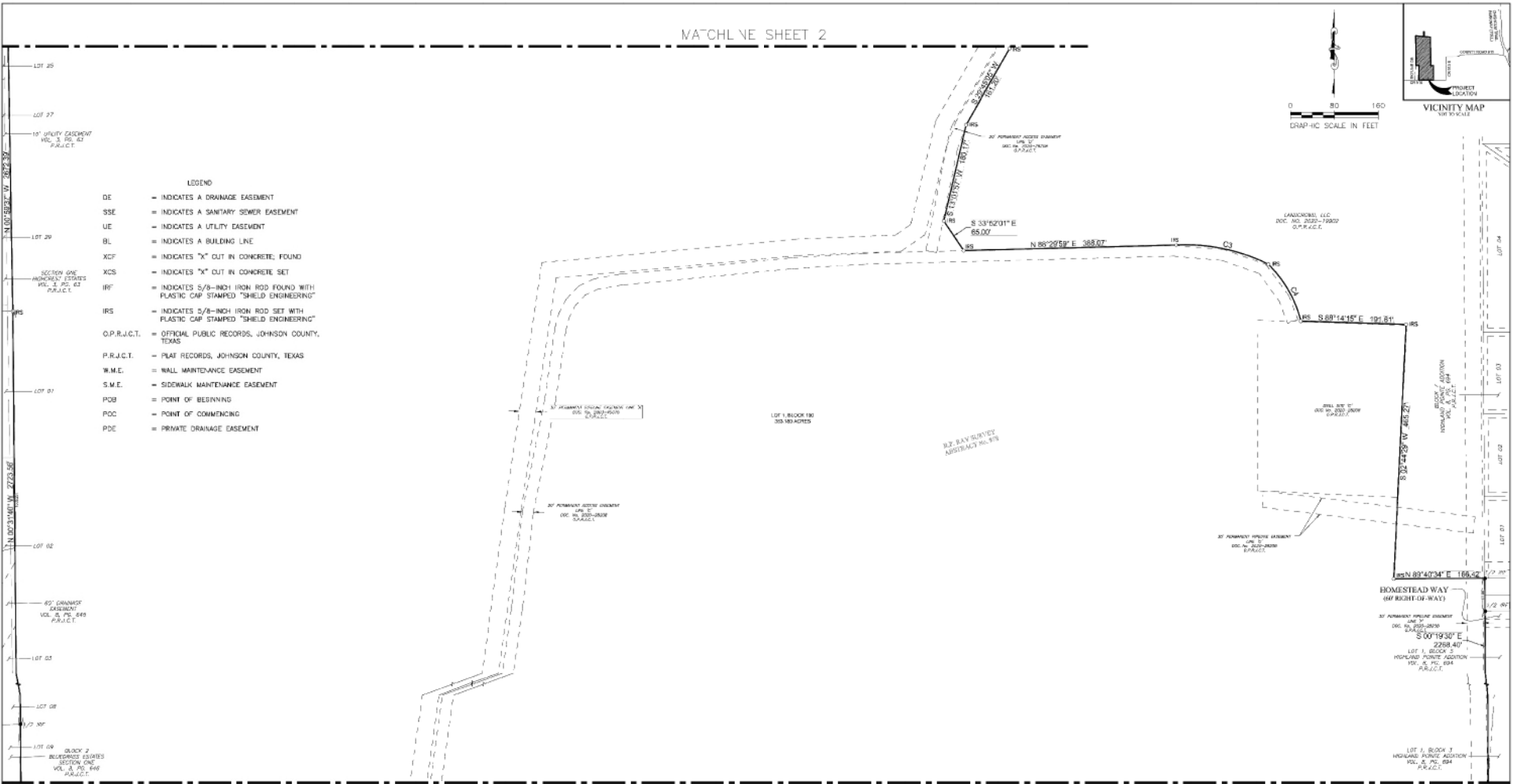
TBPELS - Engineering #F-14039 - Surveying #10193890
1600 Wood 7th Street, Suite 400, Fort Worth, TX 76102 - 817.518.8090
SHIELD is a member of the SHIELD ENGINEERING GROUP. THE F-14039 & S-10193890

PLAT RECORDED IN _____, SLIDE _____
INSTRUMENT NO., _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK _____

OWNER/DEVELOPER
WILSON GROUP, LP
1100 W. 10TH ST.
FORT WORTH, TX 76102

PREPARED BY: SHIELD

MATCHLINE SHEET 2



MATCHLINE SHEET 4

FINAL PLAT
OF
R.F. RAY, TRACT 1 ABSTRACT 978
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INSTRUMENT NO. _____
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COUNTY CLERK, JOHNSON COUNTY, TEXAS _____
DEPUTY CLERK _____

OWNER
R.F. RAY
SHEETS 2025-199
SHEETS 2025-199
SHEETS 2025-199

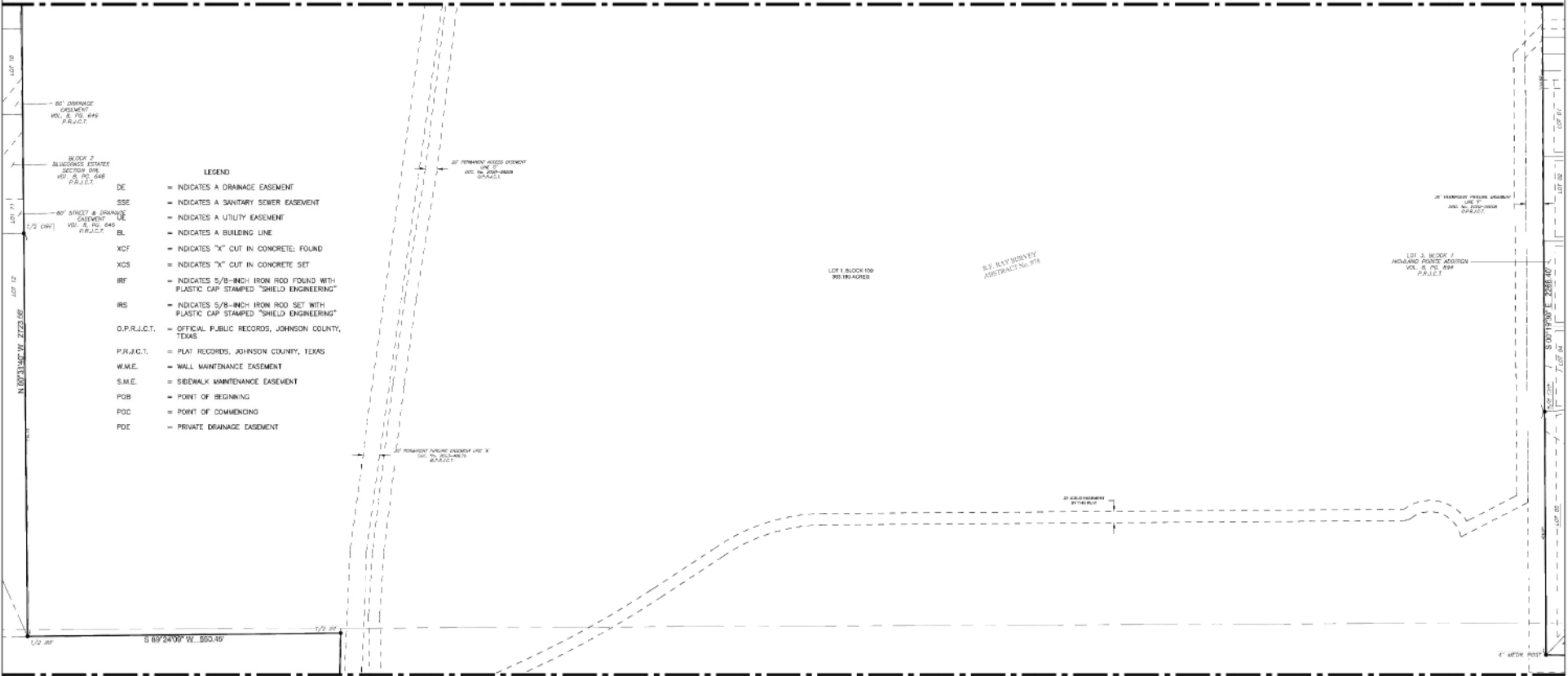
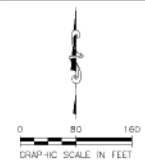
OWNER/DEVELOPER
R.F. RAY
SHEETS 2025-199
SHEETS 2025-199
SHEETS 2025-199



TBPEL/S - Engineering #F-1-039 - Surveying #10193890
1600 Wood 7th Street, Suite 400, Fort Worth, TX 76102 - 817.288.0690
SHIELD ENGINEERING GROUP, INC. IS AN EQUAL OPPORTUNITY EMPLOYER

PRINTED AT 2025

MATCHLINE SHEET 3



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MATCHLINE SHEET 5

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JOHNSON COUNTY, TEXAS
SHEET 4 OF 8



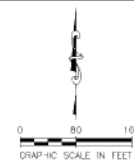
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PLAT RECORDED IN _____ SLIDE _____
INSTRUMENT NO. _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS _____
DEPUTY CLERK _____

OWNER: _____
DEVELOPER: _____

PRINTED AT: 2024

MATCHLINE SHEET 4



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 - P.O.B. = POINT OF BEGINNING
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 - P.D.E. = PRIVATE DRAINAGE EASEMENT

LOT 1, BLOCK 100
363.159 ACRES

LOT 1, BLOCK 100
363.159 ACRES

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JOHNSON COUNTY, TEXAS
SHEET 5 OF 8



TBPELS - Engineering RP-1-0030 - Surveying #10192390
1630 Wood 7th Street, Suite 400, Fort Worth, TX 76102 - 817.888.0699
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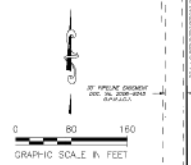
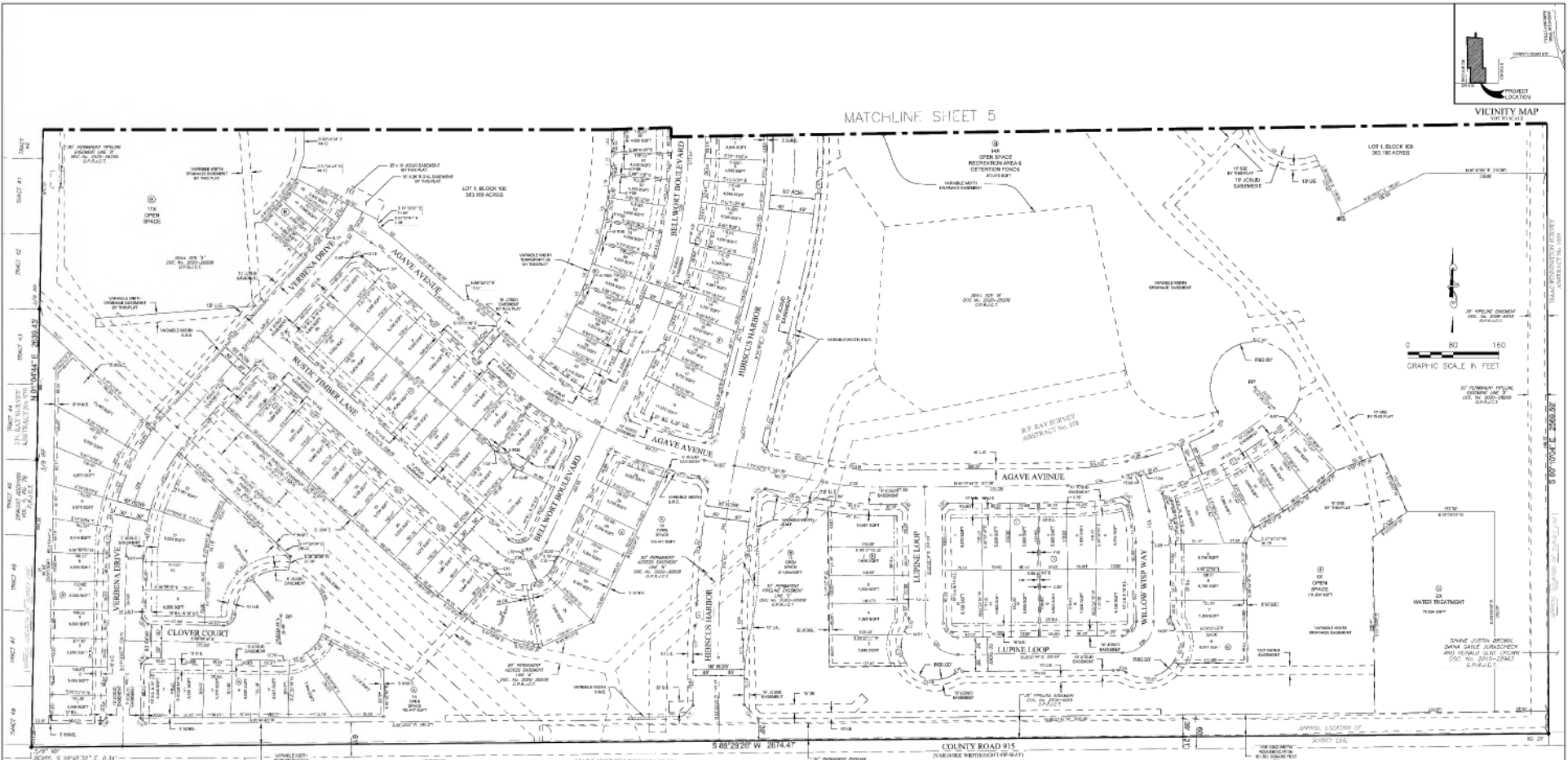
PLAT RECORDED IN _____ SLIDE _____
INSTRUMENT NO. _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK _____

PREPARED BY: [Signature]
DATE: [Date]





MATCHLINE SHEET 5



SECTION 5 08°48'32" E 0.34'

LEGEND

- DE = INDICATES A DRAINAGE EASEMENT
- SSE = INDICATES A SANITARY SEWER EASEMENT
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- IRS = INDICATES 5/8-INCH IRON ROD SET WITH PLASTIC CAP STAMPED "SHIELD ENGINEERING"
- CM = INDICATES A CONTROLLING MONUMENT
- O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
- P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
- W.M.E. = WALL MAINTENANCE EASEMENT
- S.M.E. = SIDEWALK MAINTENANCE EASEMENT
- D.R.J.C.T.A. = DEED RECORDS, JOHNSON COUNTY, TEXAS
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCING
- PDE = PRIVATE DRAINAGE EASEMENT

JAMES T. DANIEL AND WIFE
SARAH DANIEL
VOL. 107, PAGE 122
SUBJECT

PLAT RECORDED IN _____ SLIDE _____
INSTRUMENT NO. _____
DATE _____
COUNTY CLERK, JOHNSON COUNTY, TEXAS
DEPUTY CLERK _____

FINAL PLAT
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ABSTRACT NO. 978
JOHNSON COUNTY, TEXAS
SHEET 6 OF 8

SHIELD ENGINEERING GROUP
TRIPLE S - Engineering #F-1-039 - Surveying #1093390
1600 Wood 7th Street, Suite 400, Fort Worth, TX 76102 - 817.288.0690
SHIELD ENGINEERING GROUP, P.L.L.C. IS AN EQUAL OPPORTUNITY EMPLOYER

OWNER: R.F. RAY, TRACT 1 ABSTRACT 978
DRAWN/REVISED: [Signature]

PRINTED AT: 2024



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N00°00'00" E	10.00	L1	N00°00'00" E	10.00	L1	N00°00'00" E	10.00	L1	N00°00'00" E	10.00
L2	N00°00'00" E	10.00	L2	N00°00'00" E	10.00	L2	N00°00'00" E	10.00	L2	N00°00'00" E	10.00
L3	N00°00'00" E	10.00	L3	N00°00'00" E	10.00	L3	N00°00'00" E	10.00	L3	N00°00'00" E	10.00
L4	N00°00'00" E	10.00	L4	N00°00'00" E	10.00	L4	N00°00'00" E	10.00	L4	N00°00'00" E	10.00
L5	N00°00'00" E	10.00	L5	N00°00'00" E	10.00	L5	N00°00'00" E	10.00	L5	N00°00'00" E	10.00
L6	N00°00'00" E	10.00	L6	N00°00'00" E	10.00	L6	N00°00'00" E	10.00	L6	N00°00'00" E	10.00
L7	N00°00'00" E	10.00	L7	N00°00'00" E	10.00	L7	N00°00'00" E	10.00	L7	N00°00'00" E	10.00
L8	N00°00'00" E	10.00	L8	N00°00'00" E	10.00	L8	N00°00'00" E	10.00	L8	N00°00'00" E	10.00
L9	N00°00'00" E	10.00	L9	N00°00'00" E	10.00	L9	N00°00'00" E	10.00	L9	N00°00'00" E	10.00
L10	N00°00'00" E	10.00	L10	N00°00'00" E	10.00	L10	N00°00'00" E	10.00	L10	N00°00'00" E	10.00
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L13	N00°00'00" E	10.00	L13	N00°00'00" E	10.00	L13	N00°00'00" E	10.00	L13	N00°00'00" E	10.00
L14	N00°00'00" E	10.00	L14	N00°00'00" E	10.00	L14	N00°00'00" E	10.00	L14	N00°00'00" E	10.00
L15	N00°00'00" E	10.00	L15	N00°00'00" E	10.00	L15	N00°00'00" E	10.00	L15	N00°00'00" E	10.00
L16	N00°00'00" E	10.00	L16	N00°00'00" E	10.00	L16	N00°00'00" E	10.00	L16	N00°00'00" E	10.00
L17	N00°00'00" E	10.00	L17	N00°00'00" E	10.00	L17	N00°00'00" E	10.00	L17	N00°00'00" E	10.00
L18	N00°00'00" E	10.00	L18	N00°00'00" E	10.00	L18	N00°00'00" E	10.00	L18	N00°00'00" E	10.00
L19	N00°00'00" E	10.00	L19	N00°00'00" E	10.00	L19	N00°00'00" E	10.00	L19	N00°00'00" E	10.00
L20	N00°00'00" E	10.00	L20	N00°00'00" E	10.00	L20	N00°00'00" E	10.00	L20	N00°00'00" E	10.00
L21	N00°00'00" E	10.00	L21	N00°00'00" E	10.00	L21	N00°00'00" E	10.00	L21	N00°00'00" E	10.00
L22	N00°00'00" E	10.00	L22	N00°00'00" E	10.00	L22	N00°00'00" E	10.00	L22	N00°00'00" E	10.00
L23	N00°00'00" E	10.00	L23	N00°00'00" E	10.00	L23	N00°00'00" E	10.00	L23	N00°00'00" E	10.00
L24	N00°00'00" E	10.00	L24	N00°00'00" E	10.00	L24	N00°00'00" E	10.00	L24	N00°00'00" E	10.00
L25	N00°00'00" E	10.00	L25	N00°00'00" E	10.00	L25	N00°00'00" E	10.00	L25	N00°00'00" E	10.00
L26	N00°00'00" E	10.00	L26	N00°00'00" E	10.00	L26	N00°00'00" E	10.00	L26	N00°00'00" E	10.00
L27	N00°00'00" E	10.00	L27	N00°00'00" E	10.00	L27	N00°00'00" E	10.00	L27	N00°00'00" E	10.00
L28	N00°00'00" E	10.00	L28	N00°00'00" E	10.00	L28	N00°00'00" E	10.00	L28	N00°00'00" E	10.00
L29	N00°00'00" E	10.00	L29	N00°00'00" E	10.00	L29	N00°00'00" E	10.00	L29	N00°00'00" E	10.00
L30	N00°00'00" E	10.00	L30	N00°00'00" E	10.00	L30	N00°00'00" E	10.00	L30	N00°00'00" E	10.00

CURVE TABLE						CURVE TABLE						CURVE TABLE						CURVE TABLE					
START	END	CHORD	ANGLE	CHORD BEARING	CHORD LENGTH	START	END	CHORD	ANGLE	CHORD BEARING	CHORD LENGTH	START	END	CHORD	ANGLE	CHORD BEARING	CHORD LENGTH	START	END	CHORD	ANGLE	CHORD BEARING	CHORD LENGTH
0+00	0+100	100.00	90	S00°00'00" E	100.00	0+00	0+100	100.00	90	S00°00'00" E	100.00	0+00	0+100	100.00	90	S00°00'00" E	100.00	0+00	0+100	100.00	90	S00°00'00" E	100.00
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0+400	0+500	500.00	90	S00°00'00" E	500.00	0+400	0+500	500.00	90	S00°00'00" E	500.00	0+400	0+500	500.00	90	S00°00'00" E	500.00	0+400	0+500	500.00	90	S00°00'00" E	500.00
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0+600	0+700	700.00	90	S00°00'00" E	700.00	0+600	0+700	700.00	90	S00°00'00" E	700.00	0+600	0+700	700.00	90	S00°00'00" E	700.00	0+600	0+700	700.00	90	S00°00'00" E	700.00
0+700	0+800	800.00	90	S00°00'00" E	800.00	0+700	0+800	800.00	90	S00°00'00" E	800.00	0+700	0+800	800.00	90	S00°00'00" E	800.00	0+700	0+800	800.00	90	S00°00'00" E	800.00
0+800	0+900	900.00	90	S00°00'00" E	900.00	0+800	0+900	900.00	90	S00°00'00" E	900.00	0+800	0+900	900.00	90	S00°00'00" E	900.00	0+800	0+900	900.00	90	S00°00'00" E	900.00
0+900	1+000	1000.00	90	S00°00'00" E	1000.00	0+900	1+000	1000.00	90	S00°00'00" E	1000.00	0+900	1+000	1000.00	90	S00°00'00" E	1000.00	0+900	1+000	1000.00	90	S00°00'00" E	1000.00

PROPOSED ROADWAY LINEAR ESTIMATES

AGAVE AVENUE:	1,844.96 LF
BELWORTH BOULEVARD:	1,313.50 LF
CLOVER COURT:	523.80 LF
HEBLOOM FOW:	774.78 LF
HEBSCUS HARBOR:	1,533.23 LF
LUMME LOOP:	817.39 LF
PRICKLY POPPY STREET:	875.05 LF
RAIN LILLY GROVE:	40.85 LF
RUSBO TWIGG LANE:	870.88 LF
SWEETCORN GROVE:	428.01 LF
VERDEAVA DRIVE:	1,104.45 LF
YELLOW WOOD DRIVE:	345.73 LF
TOTAL LF:	8,873.23 LF

PLAT RECORDED IN _____ SUIDE, _____
 INSTRUMENT NO. _____
 DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY CLERK _____

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 E; 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



TSP/E/S - Engineering RP-11039 - Surveying #10193890
 1660 West 7th Street, Suite 400, Fort Worth, TX 76102 • 817.816.0696
 FAX: 817.816.0697
 COPYRIGHT © 2024 by SHIELD ENGINEERING GROUP. ALL RIGHTS RESERVED.

OWNER: _____
 OWNER/DEVELOPER: _____

MCKNIGHT TITLE

GF#: BS-21-3943

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**").

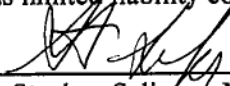
This Special Warranty Deed and the conveyance set forth herein is executed by Grantor and accepted by Grantee subject to all matters of record in Johnston County, Texas, as described on Exhibit B (the "**Permitted Encumbrances**").

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

By: 

Stephen Selinger, Manager

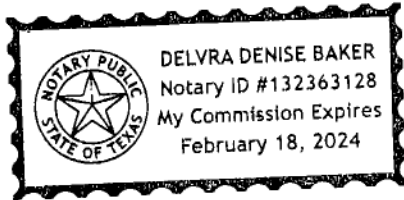
By: 

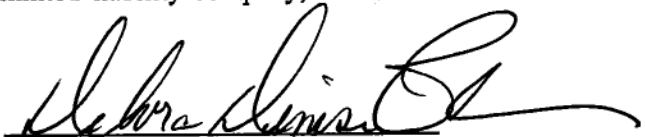
Stephen Selinger

THE STATE OF TEXAS §
 §
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]

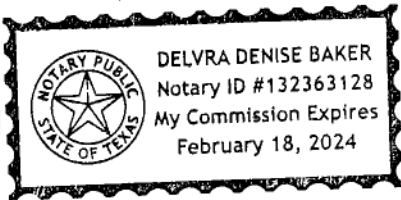



Notary Public, State of Texas

THE STATE OF TEXAS §
 §
COUNTY OF Tarrant §

This instrument was acknowledged before me on December 8, 2021, by Stephen Selinger.

[SEAL]



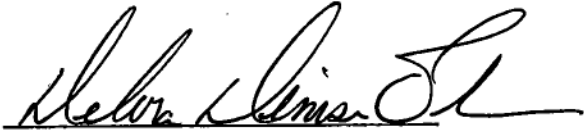

Notary Public, State of Texas

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 Highcrest 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:

Document Number: 46932
Receipt Number: 20211213000153
Recorded Date/Time: December 13, 2021 01:55 PM
User: Linda B
Station: ccl30

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.

Becky Ivey
Johnson County Clerk
Johnson County, TX

Becky Ivey