

AGENDA PLACEMENT FORM

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

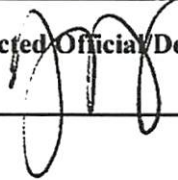
Date: August 19, 2024

Meeting Date: August 26, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Court Decision:
This section to be completed by County Judge's Office



August 26, 2024

Description:

Consideration of Variance to allow Permitting on Proposed Plat of Fox Hollow Estates, Lots 12R-1 and 12R-2, Block 1, being less than one acre located in Precinct 1.

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

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

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

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

Estimated Length of Presentation: 10 minutes

Session Requested: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

- County Attorney IT Purchasing Auditor
- Personnel Public Works Facilities Management

Other Department/Official (list) _____

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



Johnson County Public Works Department

Jennifer VanderLaan / Director of Public Works

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.

Variance fee is \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Name Ambition Group LLC Date 08-09-24

Phone Number 817-584-2679

Email Address ambitiongroup.adam@gmail.com

Property Information for Variance Request:

Property 911 address 201 Fox Run Rd, Cleburne

Subdivision name Fox Hollow Estates Block 1 Lot 12R-1 & 12R-2

Survey James Pondexter Abstract 408 Acreage 2.077

Request Net Acreage below 1 acre

Reason for request Ambition Group bought 2.08 acres with the intent to split the property into two 1-acre tracts. However, due to the right-of-way

dedication along Fox Run Rd, each lot loses 0.13 acres, leaving a net acreage of 0.91 acres per lot. This

request is to allow each lot to have a septic system since the gross area is 1.039 acres before the dedication

Provide the following with this request:

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

LINE	BEARING	DISTANCE
L1	S50°51'31"E	0.85'
L2	N83°41'34"W	0.78'
L3	N51°12'48"E	1.17'

CALLED 5.00 ACRES
**CHARLES R. COLLINS AND
 ELAINE COLLINS**
 CC# 1996-17130
 DRJCT

OWNER'S CERTIFICATE

STATE OF TEXAS §
 COUNTY OF JOHNSON §

WHEREAS, **AMBITION GROUP LLC** IS THE SOLE OWNER OF A 2.077 ACRE TRACT OF LAND SITUATED IN THE JAMES POINDEXER SURVEY, ABSTRACT NUMBER 708, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.08 ACRE TRACT OF LAND DESCRIBED BY DEED TO **AMBITION GROUP LLC**, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2024-16452, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 2.08 ACRE TRACT, BEING AT THE INTERSECTION OF THE APPROXIMATE CENTERLINE OF FOX RUN ROAD, AND THE APPARENT WEST LINE OF FOX RUN ROAD, A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE NORTH 88 DEGREES 48 MINUTES 58 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 2.08 ACRE TRACT AND WITH SAID CENTERLINE, A DISTANCE OF 378.55 FEET, TO THE SOUTHWEST CORNER OF SAID CALLED 2.08 ACRE TRACT, FROM WHICH A 60-D NAIL FOUND BEARS NORTH 51 DEGREES 12 MINUTES 48 SECONDS EAST, A DISTANCE OF 1.17 FEET;

THENCE NORTH 01 DEGREES 05 MINUTES 16 SECONDS EAST, DEPARTING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID CALLED 2.08 ACRE TRACT, BEING PARTIALLY COMMON WITH THE EAST LINE OF A CALLED 2.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHARLES R. COLLINS, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2005-9371, DEED RECORDS, JOHNSON COUNTY, TEXAS, AT A DISTANCE OF 30.26 FEET, PASSING A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 2.00 ACRE TRACT, AND CONTINUING IN ALL 238.70 FEET, TO THE NORTHWEST CORNER OF SAID CALLED 2.08 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID CALLED 2.00 ACRE TRACT, AND BEING ON THE SOUTH LINE OF A CALLED 5.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHARLES R. COLLINS AND ELAINE COLLINS, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 1996-17130, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND BEARS SOUTH 50 DEGREES 51 MINUTES 31 SECONDS EAST, A DISTANCE OF 0.85 FEET;

THENCE SOUTH 88 DEGREES 51 MINUTES 43 SECONDS EAST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINE OF SAID CALLED 2.08 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 5.00 ACRE TRACT, A DISTANCE OF 378.86 FEET, TO THE NORTHEAST CORNER OF SAID CALLED 2.08 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID CALLED 5.00 ACRE TRACT, AND BEING ON THE APPARENT WEST LINE OF SAID FOX RUN ROAD, FROM WHICH A 1/2" IRON ROD FOUND BEARS NORTH 83 DEGREES 41 MINUTES 34 SECONDS WEST, A DISTANCE OF 0.78 FEET;

THENCE SOUTH 01 DEGREES 09 MINUTES 47 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE EAST LINE OF SAID CALLED 2.08 ACRE TRACT, WITH SAID WEST LINE, A DISTANCE OF 239.00 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 2.077 ACRES OR 90,454 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT **AMBITION GROUP LLC**, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 12R-1 AND 12R-2, BLOCK 1, FOX HOLLOW ESTATES, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

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

AMBITION GROUP LLC
 NAME: NATHAN BOWERS
 TITLE: MANAGER

STATE OF TEXAS *
 COUNTY OF _____ *

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

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



CALLLED 2.00 ACRES
CHARLES R. COLLINS
 CC# 2005-9371
 DRJCT

CALLLED 2.0 ACRES
**MICHAEL CLYDE MCQUEEN AND
 ANNMARIE JUNE MCQUEEN**
 CC# 2017-18948
 DRJCT

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0300J, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN).

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

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

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.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

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

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

SURVEYOR'S CERTIFICATION

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

EXECUTED THIS THE ____ DAY OF AUGUST, 2024.

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.

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

1/2" IRF
 BEARS L1

N 01°05'16" E 238.70'

60D NAIL FOUND BEARS L3

1/2" IRF

FLOOD STATEMENT

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0300J, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X", (AREAS DETERMINED TO BE OUTSIDE OF THE 100-YEAR FLOOD PLAIN).

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

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

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.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

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

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

FLOOD STATEMENT

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

EXECUTED THIS THE ____ DAY OF AUGUST, 2024.

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.

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

JAMES POINDEXER SURVEY
 ABSTRACT NO. 708

LOT 12R-1
 0.908 ACRES
 39534 SQ. FEET

CALLLED 2.08 ACRES
AMBITION GROUP LLC
 CC# 2024-16452
 DRJCT
FOX HOLLOW ESTATES
 AN UNRECORDED PLAT

LOT 12R-2
 0.908 ACRES
 39563 SQ. FEET

RIGHT-OF-WAY DEDICATION
 0.261 ACRES
 11357 SQ. FEET

FOX RUN ROAD
 60' RIGHT-OF-WAY EASEMENT

NOTES

1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.

2. EASEMENTS AND BUILDING SETBACKS:
 UTILITY EASEMENT
 15' FROM LOT LINE IN FRONT AND BACK
 5' FROM LOT LINE ON THE SIDES

BUILDING LINES
 30' FROM LOT LINE (STATE HWY & FM ROAD)
 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS) THE EXISTING

UTILITY EASEMENTS OF 20' FROM FRONT AND 10' SIDES AND REAR AS WELL AS THE EXISTING BUILDING LINE OF 40' FROM FRONT FOR ALL LOTS WAS APPROVED IN COMMISSIONER'S COURT AND RECORDED ON SEPTEMBER 4, 1984.

RIGHT-OF-WAY DEDICATION
 40' ROW FROM CENTER OF ROAD ON F.M. OR STATE
 30' FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION

3. THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL.

4. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN 12 MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

5. UTILITY PROVIDERS:
 WATER: JCSUD 817-760-5200
 ELECTRIC: ONCOR 888-313-6862
 SEWER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

FILING A PLAT

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, 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 EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.

A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

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

S 88°51'43" E 378.86'

N 01°07'31" E 208.85'

20' JCSUD EASEMENT (BY THIS PLAT)

N 88°48'58" W 378.55'

CALLLED 3.58 ACRES
JOSE HUGO CHAVEZ
 CC# 2022-35470
 DRJCT

NOTES - CONTINUED

PRIVATE SEWAGE FACILITY

ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.

INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

DUTIES OF DEVELOPER/PROPERTY OWNER

THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

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

INDEMNITY

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

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AN FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTIONS, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIMES OF PROCURING THE PERMISSION OF ANYONE.

1/2" IRF
 BEARS L2

S 01°09'47" W 239.00'

FOX RUN ROAD
 60' RIGHT-OF-WAY EASEMENT

1/2" IRF

1/2" IRF

NOTES - CONTINUED

PRIVATE SEWAGE FACILITY

ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.

INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

DUTIES OF DEVELOPER/PROPERTY OWNER

THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL LAW OF THE JURISDICTIONS IN WHICH THE PROPERTY IS LOCATED.

THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES, OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.

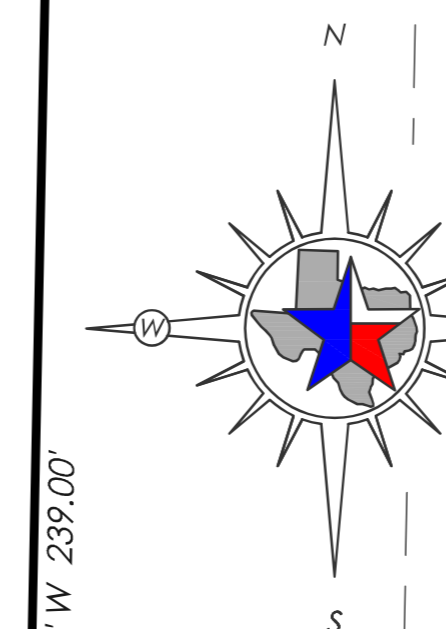
JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

INDEMNITY

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

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AN FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTIONS, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIMES OF PROCURING THE PERMISSION OF ANYONE.



CALLLED 0.992 ACRES
DOMINGO MORENO, III
 VOLUME 3518, PAGE 686
 DRJCT

REMAINDER
 CALLLED 4.079 ACRES
**DOMINGO M. MORENO JR.
 AND DALIA G. MORENO**
 VOLUME 1588, PAGE 430
 DRJCT

AMBITION GROUP LLC
 NAME: NATHAN BOWERS
 TITLE: MANAGER

STATE OF TEXAS *
 COUNTY OF _____ *

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

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

LEGEND

DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
 PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
 CC# = COUNTY CLERK'S INSTRUMENT NUMBER
 IRF = IRON ROD FOUND
 CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

OWNER

AMBITION GROUP LLC
 5070 S COLLINS ST, STE 200
 ARLINGTON, TX 76018
 NATHAN BOWERS
 817-914-1033

FILING BLOCK

PLAT RECORDED IN

INSTRUMENT # _____ YEAR _____

SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK _____

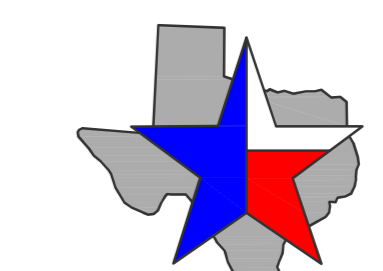
APPROVED: _____

JOHNSON COUNTY COMMISSIONERS COURT

DATE _____

COUNTY JUDGE _____

FINAL PLAT
 LOTS 12R-1 AND 12R-2, BLOCK 1
FOX HOLLOW ESTATES
 BEING 2.077 ACRES OF LAND SITUATED IN THE JAMES
 H. POINDEXER SURVEY, ABSTRACT NUMBER 708,
 JOHNSON COUNTY, TEXAS.



—LONESTAR—
LAND SURVEYING, LLC
 TBPELS FIRM# 10194707
 3521 SW WILSHIRE BLVD.,
 JOSHUA, TX 76058
 817-935-8701
 MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

PROJECT NUMBER: 240647 DATE: AUGUST 9, 2024
 REVISED DATE:
 REVISION NOTES:
 SHEET 1 OF 1

ITC/HMA/2419522-SCDF

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: June 13, 2024

Grantor: BRIAN W. CLARK et ux, BRENDA G. CLARK

Grantee: AMBITION GROUP LLC, a Texas Limited Liability Company

Grantee's Mailing Address: 5070 S. Collins St., Ste. 203,
Arlington, TX 76018

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of COP ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY in the principal amount of ONE HUNDRED THIRTY THOUSAND AND NO/100 DOLLARS (\$130,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of COP ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY and by a first-lien deed of trust of even date from Grantee to DEREK HAUSHEER, trustee.

Property (including any improvements):

SEE EXHIBIT "A"

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2024, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

COP ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of COP ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY and are transferred to COP ENTERPRISES, LLC, A TEXAS LIMITED LIABILITY COMPANY without recourse against Grantor.

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

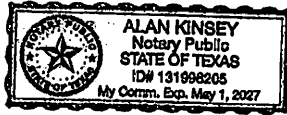
Executed on the date of the acknowledgement below, but effective as of the Date set forth above.

Brian W. Clark
BRIAN W. CLARK

Brenda G. Clark
BRENDA G. CLARK

STATE OF TEXAS)
COUNTY OF Hood)

This instrument was acknowledged before me on 06/13/2024, 2024, by
BRIAN W. CLARK and BRENDA G. CLARK.



Alan Kinsey
Notary Public, State of Texas
My commission expires: 05/01/2027

PREPARED IN THE OFFICE OF:

SCHULTZ & KELLAR, PLLC
5650 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034

AFTER RECORDING RETURN TO:

AMBITION GROUP LLC, a Texas Limited Liability Company
5070 S. Collins St., Ste 203
Arlington, TX 76010

EXHIBIT "A"

BEING all that certain lot, tract or parcel of land in the James H. Poindexter Survey, Abstract 708, Johnson County, Texas, and being that same tract of land conveyed to Donnie E. Dunn and wife, Cynthia Ann Dunn, by deed recorded in Volume 2067, Page 607, Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod with a red plastic cap stamped RPLS 5172 set in Foxx Run Road, being the southeast corner of said Dunn tract and the southwest corner of that certain tract of land conveyed to Domingo M. Moreno Jr. and wife, Dalia G. Moreno, by deed recorded in Volume 1588, Page 430, Deed Records of Johnson County, Texas, also being on the north line of that certain tract of land conveyed to Domingo M. Moreno Jr. and wife, Dalia G. Moreno, by deed recorded in Volume 1636, Page 544, Deed Records of Johnson County, Texas;

THENCE North 88 degrees 00 minutes 00 seconds West, along the south line of said Dunn tract, also being the north line of said Moreno tract recorded in Volume 1636, Page 544, and the said road, 378.48 feet to a 5/8 inch steel rod with a red plastic cap stamped RPLS 5172 set, being the southwest corner of said Dunn tract and the northwest corner of said Moreno tract, also being on the westerly line of that certain tract of land conveyed to Everett B. Frazier, by deed recorded in Volume 811, Page 710, Deed Records of Johnson County, Texas;

THENCE North 02 degrees 01 minute 36 seconds East, along the west line of said Dunn tract, also being the westerly line of said Frazier tract, at 30.05 feet passing a 3/8 inch steel rod found, being an angle point in the westerly line of said Frazier tract and the southeast corner of that certain tract of land conveyed to Charles Ray Collins and wife, Judy Elaine Collins, by deed recorded in Volume 1356, Page 73, Deed Records of Johnson County, Texas, also being on the north line of a 50 foot wide road easement, recorded in Volume 867, Page 337, Deed Records of Johnson County, Texas, and continuing in all 238.70 feet to a 1/2 inch steel rod found, being the northwest corner of said Dunn tract and the northeast corner of said Collins tract, also being on the south line of that certain tract of land conveyed to Charles R. Collins and wife, Elaine Collins, by deed recorded in Volume 1998, Page 497, Deed Records of Johnson County, Texas a 3/8 inch steel rod found bears South 36 degrees 33 minutes 52 seconds East, 0.67 feet;

THENCE South 88 degrees 00 minutes 00 seconds East, along the north line of said Dunn tract, also being the south line of said Collins tract recorded in Volume 1998, Page 497, and generally along a fence, 378.86 feet to a 1/2 inch steel rod found on the west side of said Foxx Run Road, being the northeast corner of said Dunn tract and the southeast corner of said Collins tract, also being on the west line of said Moreno tract recorded in Volume 1588, Page 430, and the west line of said road easement, a 1/2 inch steel rod found bears North 82 degrees 56 minutes 24 seconds West, 0.78 feet;

THENCE South 02 degrees 07 minutes 07 seconds West, along the east line of said Dunn tract, also being the west line of said Moreno tract and the west line of said road easement and generally along a fence, at 193.91 feet passing a 1/2 inch steel rod found, being an angle point in said road easement, and continuing in all 238.70 feet to the POINT OF BEGINNING and containing 2.08 acres of land, more or less.

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2024 - 16452

eRecording - Real Property

Warranty Deed

Recorded On: June 14, 2024 08:07 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2024 - 16452
Receipt Number: 20240614000002
Recorded Date/Time: June 14, 2024 08:07 AM
User: Amanda T
Station: ccl83

Record and Return To:

ERECORDING PARTNERS
101 W NUEVA
SAN ANTONIO TX



**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