

AGENDA PLACEMENT FORM

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

Date: August 27, 2024

Meeting Date: September 9, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:

Jennifer VanderLaan

Court Decision: <small>This section to be completed by County Judge's Office</small>
 September 9, 2024

Description:

Consideration of Variance to allow Permitting on a 22.31 and a 1.891 Acre Tract of Land in the Isaac Batterson Survey with 60' of County Road Frontage 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 JASON AND MELISA GREENFIELD Date 7/19/24

Phone Number 817-228-8876

Email Address JASONGREENFIELDTRWD@ICLOUD.COM

Property Information for Variance Request:

Property 911 address TBD COUNTY ROAD 1102

Subdivision name N/A Block N/A Lot N/A

Survey ISAAC BATTERSON Abstract NO. 21 Acreage 22.31 & 1.891

Request THAT PERMITTING BE ALLOWED ON A PROPERTY WITH 60 FT OF ROAD FRONTAGE.

Reason for request IS TO OBTAIN A 911 ADDRESS AND TO BUILD A HOME ON THE PROPERTY.

Provide the following with this request:

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

PURCHASE OF REAL PROPERTY AGREEMENT

This Purchase of Real Property Agreement (“Agreement”) is entered by and between Jason Dean Greenfield and Melisa Ann Greenfield as Trustees of the Greenfield Family Trust (“Buyers”), and Eddie Thomas, (“Seller”), collectively the “Purchasing Parties.”

RECITALS

WHEREAS, Buyers wish to purchase from Sellers the real property located in Johnson County, Texas, as described in the survey attached hereto as Exhibit A (hereafter “Property”).

WHEREAS, the Seller wishes to sell and convey the Property to Buyers.

AGREEMENT

NOW, THEREFORE, in consideration of the above recitals, the mutual promises and agreements contained herein and other valuable consideration of which receipt, adequacy and sufficiency are hereby acknowledged, the Purchasing Parties agree as to the following:

1. **Purchase Agreement.** The Purchasing Parties agree to the following Agreement terms:
 - A. Buyers will purchase the Property from Seller.
 - a. Buyers will pay to Seller \$12,500.00 for the purchase of the Property (hereafter “Purchase Money”).
 - B. Seller will convey the Property to Buyers.
 - a. Seller will execute the Special Warranty Deed attached hereto as Exhibit B upon Seller’s receipt of the \$12,500.00.
 - C. In consideration of the Purchase Money, Seller agrees to remove the following items from the Property at his own expense within 30 days of the execution of this

Agreement:

- a. any and all septic lines located within the Property;
- b. any and all water lines located within the Property;
- c. any and all structures located within the Property;
- d. any and all improvements located within the Property;
- e. any and all equipment located within the Property;
- f. any and all buildings located within the Property; and
- g. any and all personal property located within the Property.

D. If Seller fails to comply with the removal of items identified in 1(C) (above), Buyers, at Buyers' sole discretion, will be entitled to remove said items as they deem necessary.

- a. Buyers will be entitled compensation wherein Buyers must provide to Seller written notice of the costs associated with the removal of the item(s) by certified mail.
- b. Upon receipt of said written notice (mailing the notice by certified mail will be deemed as delivered), Seller shall pay to Buyers the sums requested in the written notice within thirty (30) days.

2. **Miscellaneous Provisions.**

2-A. It is understood and agreed that this Agreement shall be binding upon and inure to the benefit of all Purchasing Parties, their respective heirs, representatives, successors, and assigns.

2-B. It is understood and agreed that this Agreement contains the entire agreement between the Purchasing Parties and supersedes any prior and all agreements, arrangements, or

understandings between the Purchasing Parties related to the subject matter hereof. Any modification or change to this Agreement must be made in writing.

2-C. Representation of Buyers. Buyers hereby represents to Seller that:

- i. Buyer have the right, power and authority to enter in this Agreement;
- ii. Buyer will timely take such steps and execute such documents as may be reasonably required from time to time to effectuate and evidence the terms of this Agreement.

2-D. Representations of Seller. Seller hereby represents to Buyers that:

- i. Seller has the right, power and authority to enter in this Agreement;
- ii. Seller has not assigned (in whole or in part) any claim, cause of action, and/or ownership interest regarding the Property; and
- iii. Seller will timely take such steps and execute such documents, as may be reasonably required from time to time to effectuate and evidence the terms of this Agreement.

2-E. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas and is performable in Johnson County, Texas, and the Purchasing Parties stipulate to venue in Johnson County, Texas to the exclusion of any other permissible venue. If any provision of this Agreement is held to be illegal, invalid or unenforceable under present law, such provision shall be fully severable, and this Agreement shall remain in full force and effect and shall not be affected by illegal, invalid, or unenforceable provisions or by its severance from this Agreement.

2-F. Each of the Purchasing Parties has been represented, or has had the opportunity to be represented, by independent counsel who have reviewed and approved this Agreement as to

form and content, and each party is relying upon such parties' own counsel to evaluate this Agreement and to advise such party as to its effect and consequences. IN ENTERING INTO THIS AGREEMENT, NO PARTY TO THIS ARRANGEMENT IS RELYING UPON ANY REPRESENTATION, STATEMENT, WARRANTY, OR PREDICTION OF ANY OTHER PARTY TO THIS AGREEMENT, OR OF COUNSEL REPRESENTING ANY SUCH OTHER PARTY, EXCEPT AS EXPRESSLY STATED IN THIS AGREEMENT OR ANY WRITTEN INSTRUMENT EXECUTED PURSUANT TO THIS AGREEMENT.

2-H. It is understood and agreed that each of the Purchasing Parties shall be responsible for their own costs, expenses, and attorney's fees incurred in connection with this matter, except as otherwise specifically provided herein.

2-I This Agreement shall not be effective unless signed by all parties, but may be executed in multiple counterparts, each of which shall be an original for all purposes, and the signatures of the Agreement, and the terms hereof shall thereupon become binding on and inure to the benefit of each of the parties hereto, and on their heirs, successors, administrators, and assigns.

IN WITNESS WHEREOF, the Purchasing Parties have executed this Agreement to be effective as of the _____ day of _____, 2024.

DATE: _____
Jason Greenfield – Buyer of Property – Trustee of Greenfield Family Trust

DATE: _____
Melisa Greenfield – Buyer of Property – Trustee of Greenfield Family Trust

DATE: _____
Eddie Thomas – Seller of Property

EXHIBIT A

Metes and Bounds Description of Property with Survey

METES AND BOUNDS DESCRIPTION:

BEING a 1.891 acre tract of land in the Isaac Batterson Survey, Abstract No. 21, Johnson County, Texas, said tract of land being a portion of a remaining tract described in deed to Eddie G. Thomas, according to the deed recorded in Volume 955, Page 723, of the Deed Records of Johnson County, Texas, (D.R.J.C.T.) and a portion of a one acre tract described in deed to Eddie G. Thomas, according to the deed recorded in Volume 934, Page 13, (D.R.J.C.T.), and being more particularly described as follows;

BEGINNING at a 60-D nail set in the approximate center of County Road 1102, and being the most south corner of a tract of land described in partition deed to Linda Kay Thomas Kiker as tract 1, according to the deed recorded in Inst. No. 2014-20684, of the Official Public Records of Johnson County, Texas, same being the most east corner of said one acre tract to Eddie G. Thomas;

THENCE S 60°18'15" W, with said County Road 1102 and the south line of said one acre tract to Eddie G. Thomas a distance of 60.00 feet to a P.K. nail with shiner marked KSC-4125 set for corner;

THENCE over and across said Eddie G. Thomas tracts (Volume 943, Page 13 and Volume 955, Page 723 (D.R.J.C.T.) the following calls;

-N 29°33'18" W, a distance of 211.52 feet to a 1/2 inch iron rod set with cap marked KSC-4125;

-N 25°11'36" W, a distance of 150.23 feet to a 1/2 inch iron rod set with cap marked KSC-4125;

-N 30°46'54" W, a distance of 57.17 feet to a 1/2 inch iron rod set with cap marked KSC-4125;

-N 29°23'45" W, a distance of 211.23 feet to a 5/8 inch iron rod found for the most east corner of a tract described in deed to Sammy Cisneros and Robin Cisneros, recorded in Inst. No. 2023-4655, of the Official Public Records of Johnson County, Texas;

THENCE N 29°31'00" W, with the easterly line of said Cisneros tract passing at a distance of 208.69 feet a 5/8 inch iron rod found for the most north corner of said Cisneros tract and continuing over and across said remaining portion of Eddie G. Thomas tract Volume 955, Page 723 (D.R.J.C.T.) a total distance of 418.58 feet to 1/2 inch iron rod set with cap marked KSC-4125, being in a southerly line of a tract described in deed to Jason Dean Greenfield and Melisa Ann Greenfield, Trustees of the Greenfield Family Trust, recorded in Inst. No. 2024-11160, of the Official Public Records of Johnson County, Texas, from which a found 4 inch metal fence post bears S 81°10'46" W a distance of 0.65 feet;

THENCE N 53°01'15" E, along a common line of said Greenfield tract and said remaining portion of Eddie G. Thomas tract Volume 955, Page 723 (D.R.J.C.T.) a distance of 115.83 feet to a 4 inch metal fence post found for corner;

THENCE S 24°52'36" E, along a common line of said Greenfield tract and said remaining portion of Eddie G. Thomas tract Volume 955, Page 723 (D.R.J.C.T.) a distance of 143.40 feet to a 1/2 inch iron rod with cap marked "GSI" found for a common corner of said Greenfield tract and a tract described in deed to

Dewayne Eddie Thomas, recorded in Inst. No. 2014-20684, of the Official Public Records of Johnson County;

THENCE S 25°11'36" E, along the common line of said Dewayne Eddie Thomas tract and said remaining portion of Eddie G. Thomas tract Volume 955, Page 723 (D.R.J.C.T.) a distance of 713.15 feet to a 4 inch metal fence post found for a common corner of said Dewayne Eddie Thomas tract, said Kiker tract, and said one acre tract to Eddie G. Thomas;

THENCE S 29°33'18" E, along the common line of said Kiker tract and said one acre tract to Eddie G. Thomas a passing distance of 188.42 feet to a found 3/8 inch iron rod continuing in all a total distance of 209.09 feet to the POINT OF BEGINNING and CONTAINING an area of 82,370 square feet, or 1.891 acres of land, more or less. Of which 1,240 square feet, or 0.028 acres lies in an apparent prescriptive Right-Of-Way.



JASON DEAN GREENFIELD
AND MELISA ANN GREENFIELD
TRUSTEES OF THE GREENFIELD
FAMILY TRUST
INST. NO. 2024-11160
O.P.R.J.C.T.

BATTERSON SURVEY
ABST. NO. 21

JASON DEAN GREENFIELD
AND MELISA ANN GREENFIELD
TRUSTEES OF THE GREENFIELD
FAMILY TRUST
INST. NO. 2024-11160
O.P.R.J.C.T.

SIR 1/2"
KSC-4125

FND. 4" METAL
FENCE POST
S81°10'46"W
0.65'

REMAINDER OF
EDDIE G. THOMAS
VOL. 955, PG. 723
D.R.J.C.T.

REMAINDER OF
EDDIE G. THOMAS
VOL. 955, PG. 723
D.R.J.C.T.

SAMMY CISNEROS AND
ROBIN CISNEROS
INST. NO. 2023-4655
O.P.R.J.C.T.

REMAINDER OF
EDDIE G. THOMAS
VOL. 955, PG. 723
D.R.J.C.T.

DEWAYNE EDDIE THOMAS
TRACT 2
INST. NO. 2014-20684
O.P.R.J.C.T.

ISAAC BATTERSON SURVEY
ABST. NO. 21

ISAAC BATTERSON SURVEY
ABST. NO. 21

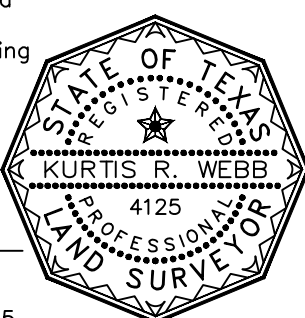
LINDA KAY THOMAS KIKER
TRACT 1
INST. NO. 2014-20684
O.P.R.J.C.T.

- Notes:**
- The basis of bearing for this survey is the Texas State Plane Coordinate System, NAD83, realization 2011, based upon GPS measurements, according to the SmartNet GPS Reference Network. All distances shown herein are grid distances. Grid To Ground Combined Scale Factor = 1.00005705410372
 - C.M. - Denotes Controlling Monuments.
 - Property may be subject to current building setbacks and requirements.
 - The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey without the benefit of a title commitment and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property.
 - I have examined the Flood Insurance Rate Map for the Johnson County, Texas, Community Panel No. 4825100450U, Map Revised Date: 12-4-12, Zone X, and it appears that no part of the subject tract lies in a special flood hazard area.

SURVEY PLAT	
1.891 ACRES OUT OF THE ISAAC BATTERSON SURVEY ABST. NO. 21	
Johnson County, Tx.	
Established 1967 HB Keeton RPLS 1056 KEETON SURVEYING COMPANY REGISTERED PROFESSIONAL LAND SURVEYORS TBPELS FIRM NO. 10090500 2037 DALWORTH STREET GRAND PRAIRIE, TEXAS PHONE: (972) 841-0843 E-MAIL: ksc4019@bcglobe.net	
DATE 08/17/2024	SCALE: 1"=40'
FILE: 3021-CR-1102	FILE: 3021-CR-1102
K:\1-2024-PROJECTS\BATTERSON SURVEY ABST 21 (GREENFIELD)	

I, **Kurtis R. Webb**, a Registered Professional Land Surveyor, hereby certify that the foregoing Plat was compiled from an accurate survey made on the ground under my personal supervision.

Kurtis R. Webb
Registered Professional Land Surveyor Registration No. 4125



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THENCE S 60°18'15" W, with said County Road 1102 and the south line of said one acre tract to Eddie G. Thomas a distance of 60.00 feet to a P.K. nail with shiner marked KSC-4125 set for corner;

THENCE over and across said Eddie G. Thomas tracts (Volume 943, Page 13 and Volume 955, Page 723 (D.R.J.C.T.)) the following calls;

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-N 25°11'36" W, a distance of 150.23 feet to a 1/2 inch iron rod set with cap marked KSC-4125;

-N 30°46'54" W, a distance of 57.17 feet to a 1/2 inch iron rod set with cap marked KSC-4125;

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THENCE N 29°31'00" W, with the easterly line of said Cisneros tract passing at a distance of 208.69 feet a 5/8 inch iron rod found for the most north corner of said Cisneros tract and continuing over and across said remaining portion of Eddie G. Thomas tract Volume 955, Page 723 (D.R.J.C.T.) a total distance of 418.58 feet to 1/2 inch iron rod set with cap marked KSC-4125, being in a southerly line of a tract described in deed to Jason Dean Greenfield and Melisa Ann Greenfield, Trustees of the Greenfield Family Trust, recorded in Inst. No. 2024-11160, of the Official Public Records of Johnson County, Texas, from which a found 4 inch metal fence post bears S 81°10'46" W a distance of 0.65 feet;

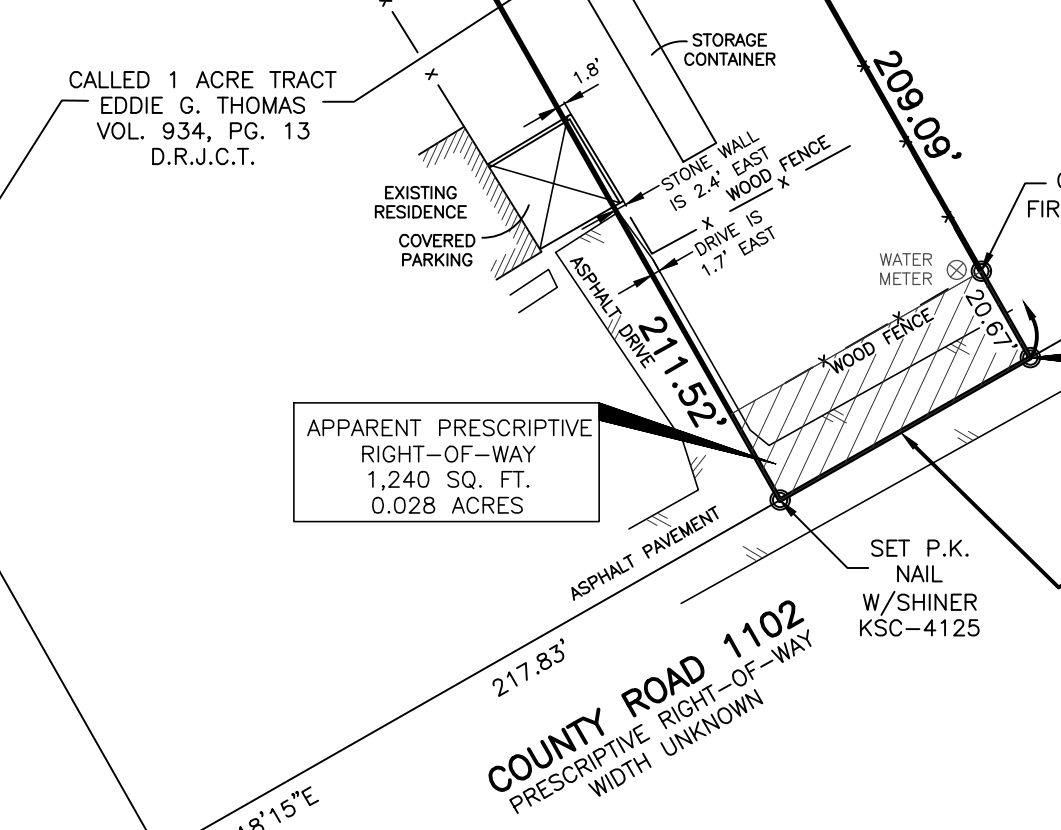
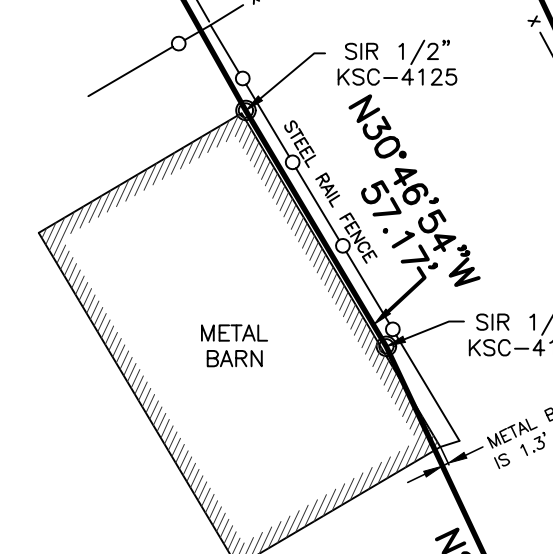
THENCE N 53°01'15" E, along a common line of said Greenfield tract and said remaining portion of Eddie G. Thomas tract Volume 955, Page 723 (D.R.J.C.T.) a distance of 115.83 feet to a 4 inch metal fence post found for corner;

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THENCE S 25°11'36" E, along the common line of said Dewayne Eddie Thomas tract and said remaining portion of Eddie G. Thomas tract Volume 955, Page 723 (D.R.J.C.T.) a distance of 713.15 feet to a 4 inch metal fence post found for a common corner of said Dewayne Eddie Thomas tract, said Kiker tract, and said one acre tract to Eddie G. Thomas;

THENCE S 29°33'18" E, along the common line of said Kiker tract and said one acre tract to Eddie G. Thomas a passing distance of 188.42 feet to a found 3/8 inch iron rod continuing in all a total distance of 209.09 feet to the **POINT OF BEGINNING** and **CONTAINING** an area of 82,370 square feet, or 1.891 acres of land, more or less. Of which 1,240 square feet, or 0.028 acres lies in an apparent prescriptive Right-Of-Way.

82,370 SQ. FT.
1.891 ACRES



COUNTY ROAD 1102
PRESRIPTIVE RIGHT-OF-WAY
WIDTH UNKNOWN

EXHIBIT B

Special Warranty Deed Conveying Property from Seller to Buyers

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

Date: August ____, 2024

Grantor: Eddie Thomas

Grantor's Mailing Address: 3021 County Rd 1102, Grandview, Texas 76050

Grantee: Jason Dean Greenfield and Melisa Ann Greenfield Trustees of the Greenfield Family Trust

Grantee's Mailing Address: 210 Arthur Dr., Kennedale, Texas 76060

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements): BEING a 1.891 acre tract of land in the Isaac Batterson Survey, Abstract No. 21, Johnson County, Texas, said tract of land being a portion of a remaining tract described in deed to Eddie G. Thomas, according to the deed recorded in Volume 955, Page 723, of the Deed Records of Johnson County, Texas, (D.R.J.C.T.) and a portion of a one acre tract described in deed to Eddie G. Thomas, according to the deed recorded in Volume 934, Page 13, (D.R.J.C.T.), and being more particularly described as follows;

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Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty:

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

Grantor, for the Consideration and subject to the Reservations from Conveyance and the

Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

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

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Eddie Thomas

STATE OF TEXAS)

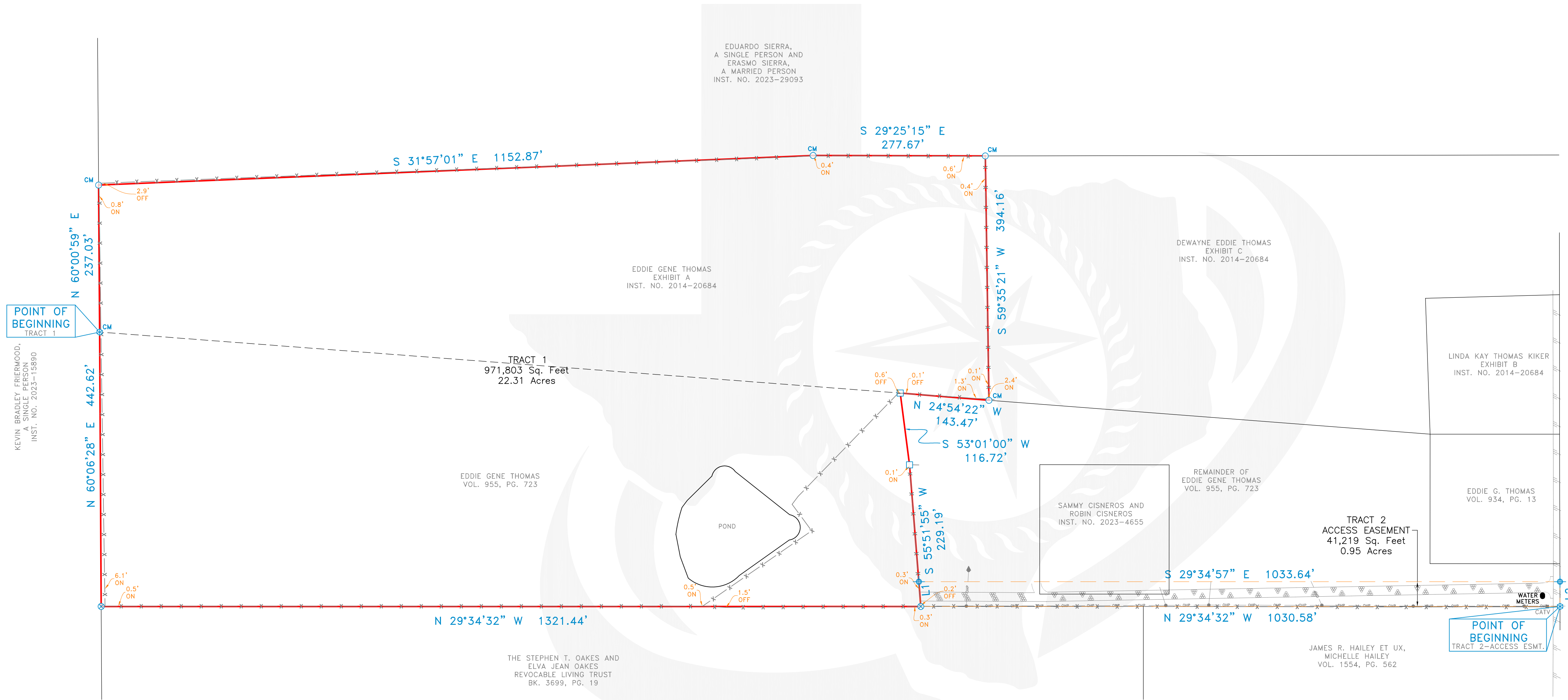
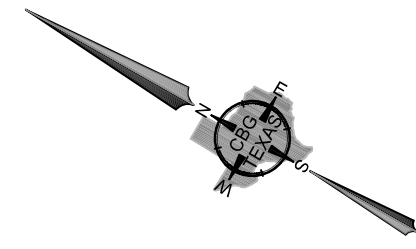
COUNTY OF JOHNSON)

This instrument was acknowledged before me on the ____ day of _____, 2024 by

Notary Public, State of Texas

AFTER RECORDING, RETURN TO:

Cain & Kiel, P.C.
508 N. Ridgeway
Cleburne, Texas 76033
(817) 645-1717
(817) 645-1739 Fax



TBD County Road 1102

TRACT 1:

Being a tract of land situated in the Isaac Batterson Survey, Abstract No. 21, Johnson County, Texas, same being that tract of land conveyed to Eddie Gene Thomas (Exhibit A), by deed recorded in Instrument No. 2014-20684, Official Public Records of Johnson County, Texas, and being a portion of that tract of land conveyed to Eddie Gene Thomas, by deed recorded in Volume 955, Page 723, Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner lying along the Southeast line of that tract of land conveyed to Kevin Bradley Friermood, a single person, by deed recorded in Instrument No. 2023-15890, Official Public Records of Johnson County, Texas, same being the common West corner of Thomas tract (Exhibit A/2014-20684), and North corner of Thomas tract (955/723);

THENCE North 60 degrees 00 minutes 59 seconds East, along said Southeast line of Friermood tract, a distance of 237.03 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of that tract of land conveyed to Eduardo Sierra, a single person and Erasmo Sierra, a married person, by deed recorded in Instrument No. 2023-29093, Official Public Records of Johnson County, Texas;

THENCE South 31 degrees 57 minutes 01 second East, along the Southwest line of said Sierra tract, a distance of 1152.87 feet to a 1/2 inch iron rod found for corner;

THENCE South 29 degrees 25 minutes 15 seconds East, continuing along said Southwest line of Sierra tract, a distance of 277.67 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of that tract of land conveyed to Dewayne Eddie Thomas (Exhibit C), by deed recorded in Instrument No. 2014-20684, Official Public Records of Johnson County, Texas;

THENCE South 59 degrees 35 minutes 21 seconds West, along the Northwest line of said Thomas tract (Exhibit C/2014-20684), a distance of 394.16 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of said Thomas tract (Exhibit C/2014-20684), and lying along the Northeast line of the remainder of said Thomas tract (955/723);

THENCE North 24 degrees 54 minutes 22 seconds West, a distance of 143.47 feet to a fence post for corner;

THENCE South 53 degrees 01 minute 00 seconds West, a distance of 116.72 feet to a fence post for corner;

THENCE South 55 degrees 51 minutes 55 seconds West, a distance of 229.19 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner lying along the Northeast line of that tract of land conveyed to The Stephen T. Oakes and Elva Jean Oakes Revocable Living Trust, by deed recorded in Book 3699, Page 19, Deed Records of Johnson County, Texas;

THENCE North 29 degrees 34 minutes 32 seconds West, along said Northeast line of Oakes tract, a distance of 1321.44 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the North corner of said Oakes tract, and lying along the aforementioned Southeast line of Friermood tract;

THENCE North 60 degrees 06 minutes 28 seconds East, along said Southeast line of Friermood tract, a distance of 442.62 feet to the POINT OF BEGINNING and containing 971,803 square feet or 22.31 acres of land.

TRACT 2--ACCESS EASEMENT:

Being a tract of land situated in the Isaac Batterson Survey, Abstract No. 21, Johnson County, Texas, same being over and across that tract of land conveyed to Eddie Gene Thomas, by deed recorded in Volume 955, Page 723, Deed Records of Johnson County, Texas, and that tract of land conveyed to Sammy Cisneros and Robin Cisneros, by deed recorded in Instrument No. 2023-4655, Official Public Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the East corner of that tract of land conveyed to James R. Hailey et ux, Michelle Hailey, by deed recorded in Volume 1554, Page 562, Deed Records of Johnson County, Texas, same being the South corner of the remainder of Thomas tract (955/723), and lying along the approximate centerline of County Road 1102 (public right-of-way);

THENCE North 29 degrees 34 minutes 32 seconds West, along the Northeast line of said Hailey tract, a distance of 1030.58 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner lying along the Northeast line of that tract of land conveyed to The Stephen T. Oakes and Elva Jean Oakes Revocable Living Trust, by deed recorded in Book 3699, Page 19, Deed Records of Johnson County, Texas;

THENCE North 55 degrees 51 minutes 55 seconds East, departing said Northeast line of Oakes tract, a distance of 40.00 feet to a point for corner;

THENCE South 29 degrees 34 minutes 57 seconds East, a distance of 1033.64 feet to a point for corner, said corner lying along the approximate centerline of County Road 1102;

THENCE South 60 degrees 15 minutes 31 seconds West, along said approximate centerline of County Road 1102, a distance of 40.00 feet to POINT OF BEGINNING and containing 41,219 square feet or 0.95 acres of land.

SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Jason Dean Greenfield, Melissa Ann Greenfield, and Diversified National Title Company, in connection with the transaction described in G.F. No. 24-1168-TX that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 21st day of March, 2024

Abel E. Stendahl
Registered Professional Land Surveyor



ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTES:
BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE.
PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN: VOLUME 1103, PAGE 853-BLANKET IN NATURE
EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY: VOLUME 549, PAGE 240



NOTE: THE DIVISION OF THIS PROPERTY MAY VIOLATE STATE AND/OR LOCAL CODE PURSUANT TO CHAPTER 212 AND CHAPTER 232 OF THE TEXAS LOCAL GOVERNMENT CODE AND MAY BE SUBJECT TO PLATTING REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE CLIENT TO CONTACT THE LOCAL GOVERNING BODY TO DETERMINE THE SPECIFIC REQUIREMENTS FOR THIS PROPERTY. CBG SURVEYING TEXAS, LLC CLAIMS NO RESPONSIBILITY OR LIABILITIES IN THE DETERMINATION OF THIS REQUIREMENT.

LINE	BEARING	DISTANCE
L1	N 55°51'55" W	40.00'
L2	S 60°15'31" W	40.00'

DATE	BY	NOTES
04/01/2024	MARIA	CLIENT COMMENTS
04/09/2024	MARIA	ADJ TRACT

LEGEND	SYMBOL	DESCRIPTION
CM	Controlling Monument	Controlling Monument
1/2" IRON ROD FOUND	Circle with dot	1/2" IRON ROD FOUND
5/8" IRON PIPE FOUND	Circle with cross	5/8" IRON PIPE FOUND
FENCE POST / SET	Square with cross	FENCE POST / SET
UNDERGROUND ELECTRIC	Circle with 'X'	UNDERGROUND ELECTRIC
OVERHEAD ELECTRIC	Circle with 'O'	OVERHEAD ELECTRIC
POWER POLE	Circle with 'P'	POWER POLE
POINT FOR CORNER	Circle with 'C'	POINT FOR CORNER
GRAVEL/ROCK ROAD OR DRIVE	Circle with 'G'	GRAVEL/ROCK ROAD OR DRIVE

CBG SURVEYING TEXAS LLC
419 Century Plaza Dr. Suite 210 Houston, TX 77073 P 214.349.9485 F 214.349.2216 Form No. 10194280 www.cbgtxllc.com

22.31 ACRES & 0.95 ACRES
ISAAC BATTERSON SURVEY, ABSTRACT NO. 21
JOHNSON COUNTY, TEXAS
TBD COUNTY ROAD 1102

SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 100'	03/21/2024	2403709	SEE CERT.	MARIA

NOTE: According to the F.I.R.M. in Map No. 48251C0450J, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.

GF#24-1168-TX

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

DATE: April 24, 2024

GRANTOR: EDDIE GENE THOMAS, AS HIS SOLE AND SEPARATE PROPERTY

GRANTOR'S MAILING ADDRESS: 3021 CR 1102 Grandview, TX 76050

GRANTEE: JASON DEAN GREENFIELD AND MELISA ANN GREENFIELD, TRUSTEES OF THE GREENFIELD FAMILY TRUST

GRANTEE'S MAILING ADDRESS: 210 Arthur Dr., Kennedale, TX 76060

CONSIDERATION: Ten and No/100 (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged.

PROPERTY:

See Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is given and accepted subject to any and all easements, restrictions, rights-of-way, covenants, conditions, reservations, municipal or other governmental zoning laws, regulations and ordinances, if any, affecting and enforceable against the herein described property.

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of one-half (1/2) of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it.

Grantor waives and conveys to Grantee the right to ingress and egress to and from the surface of the Property relating to the portion of the mineral estates owned by Grantor.

Nothing herein, however restricts or prohibits the pooling or utilization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oils, gas, and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed or to be constructed on the Property.

Grantor, for the consideration and subject to the reservations from and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successor, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, successor, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

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

Eddie Gene Thomas
EDDIE GENE THOMAS

THE STATE OF Texas
COUNTY OF Tarrant

This instrument was acknowledged before me on the 24th day of April, 2024 by Eddie Gene Thomas.

Jennifer Gibbins
Notary Public, State of Texas



AFTER RECORDING RETURN TO:
The Greenfield Family Trust

Exhibit "A"
Property Description

Tract 1 (Fee Estate)

Being a tract of land situated in the Isaac Batterson Survey, Abstract No. 21, Johnson County, Texas, same being that tract of land conveyed to Eddie Gene Thomas (Exhibit A), by deed recorded in Instrument No. 2014-20684, Official Public Records of Johnson County, Texas, and being a portion of that tract of land conveyed to Eddie Gene Thomas, by deed recorded in Volume 955, Page 723, Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner lying along the Southeast line of that tract of land conveyed to Kevin Bradley Friermood, a single person, by deed recorded in Instrument No. 2023-15890, Official Public Records of Johnson County, Texas, same being the common West corner of Thomas tract (Exhibit A/2014-20684), and North corner of Thomas tract (955/723);

THENCE North 60 degrees 00 minutes 59 seconds East, along said Southeast line of Friermood tract, a distance of 237.03 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of that tract of land conveyed to Eduardo Sierra, a single person and Erasmo Sierra, a married person, by deed recorded in Instrument No. 2023-29093, Official Public Records of Johnson County, Texas;

THENCE South 31 degrees 57 minutes 01 second East, along the Southwest line of said Sierra tract, a distance of 1152.87 feet to a 1/2 inch iron rod found for corner;

THENCE South 29 degrees 25 minutes 15 seconds East, continuing along said Southwest line of Sierra tract, a distance of 277.67 feet to a 1/2 inch iron rod found for corner, said corner being the North corner of that tract of land conveyed to Dewayne Eddie Thomas (Exhibit C), by deed recorded in Instrument No. 2014-20684, Official Public Records of Johnson County, Texas;

THENCE South 59 degrees 35 minutes 21 seconds West, along the Northwest line of said Thomas tract (Exhibit C/2014-20684), a distance of 394.16 feet to a 1/2 inch iron rod found for corner, said corner being the West corner of said Thomas tract (Exhibit C/2014-20684), and lying along the Northeast line of the remainder of said Thomas tract (955/723);

THENCE North 24 degrees 54 minutes 22 seconds West, a distance of 143.47 feet to a fence post for corner;

THENCE South 53 degrees 01 minute 00 seconds West, a distance of 116.72 feet to a fence post for corner;

THENCE South 55 degrees 51 minutes 55 seconds West, a distance of 229.19 feet to a 1/2 inch

iron rod set with yellow plastic cap, stamped "CBG Surveying" for corner, said corner lying along the Northeast line of that tract of land conveyed to The Stephen T. Oakes and Elva Jean Oakes

Revocable Living Trust, by deed recorded in Book 3699, Page 19, Deed Records of Johnson County, Texas;

THENCE North 29 degrees 34 minutes 32 seconds West, along said Northeast line of Oakes tract, a distance of 1321.44 feet to a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the North corner of said Oakes tract, and lying along the aforementioned Southeast line of Frierwood tract;

THENCE North 60 degrees 06 minutes 28 seconds East, along said Southeast line of Frierwood tract, a distance of 442.62 feet to the POINT OF BEGINNING and containing 971,803 square feet or 22.31 acres of land.

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2024 - 11160

eRecording - Real Property

Warranty Deed

Recorded On: April 25, 2024 09:28 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 - 11160
Receipt Number: 20240425000011
Recorded Date/Time: April 25, 2024 09:28 AM
User: Honor C
Station: CCL45

Record and Return To:

Corporation Service Company



**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