

## **AGENDA PLACEMENT FORM**

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

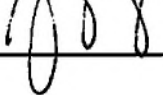
**Date:** November 26, 2024

**Meeting Date:** December 9, 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



12-09-24

**Description:**

Consideration of Variance to Lift Requirement of Credible Evidence of  
Groundwater Availability for a proposed subdivision of 1 lot, to be served by a  
private water well, located in the R. Rhodes Survey, Abstract Number 715, in  
Precinct #4.

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(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**

Approved in CC on 9/11/2023



## 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 Mikey Adams Date 11/26/2024

Phone Number 469 571 2383

Email Address wwtwww2@yahoo.com

#### Property Information for Variance Request:

Property 911 address 17724 County Road 105A Grandview, TX 76050

Subdivision name <sup>proposed</sup> MJBT Adams Addition Block 1 Lot 1

Survey R. Rhodes Abstract 715 Acreage 2.354

Request Variance to lift the requirement for Ground Water Availability Certificate (GAC)

Reason for request The cost of the GAC creates a financial burden.

This lot can not be subdivided. Only need one well to provide

water for a single residential home.

Provide the following with this request:

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

JOHNSON COUNTY, TEXAS NOTES

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
2. THE DESIGNATION OF THE PROPOSED USAGE FOR THIS PLAT IS FOR SINGLE FAMILY RESIDENTIAL.
3. UTILITY PROVIDERS:  
WATER SERVICE PROVIDED BY PRIVATE INDIVIDUAL WATER WELL.  
ELECTRIC SERVICE IS TO BE PROVIDED BY UNITED COOPERATIVE SERVICES- PHONE 817-556-4000  
SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.
4. FLOOD STATEMENT:  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0375-4, EFFECTIVE DATE DECEMBER 04, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SAID FEMA FLOOD INSURANCE RATE MAP.  
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 TRAVELING 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 TRAVELING BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.  
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGEWAYS 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.

5. 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 AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

6. UTILITY EASEMENTS:

- 15' FROM LOT LINE IN FRONT  
15' FROM LOT LINE IN BACK  
5' FROM LOT LINE ON THE SIDES
- 40' ROW FROM CENTER OF ROAD ON F.M. OR STATE  
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
- 50' FROM LOT LINE (STATE HWY. & F.M.)  
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

9. 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.

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

11. 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.

12. DUTIES OF DEVELOPER/PROPERTY OWNER

THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO COMPLY WITH ALL LOCAL, STATE OR FEDERAL 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 ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPROVE, MAINTAIN 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.

13. INDEMNITY

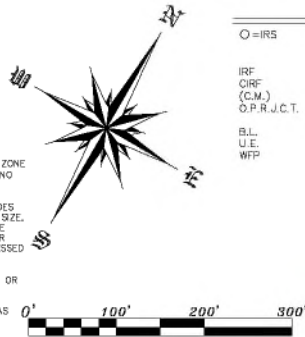
THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS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

14. FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

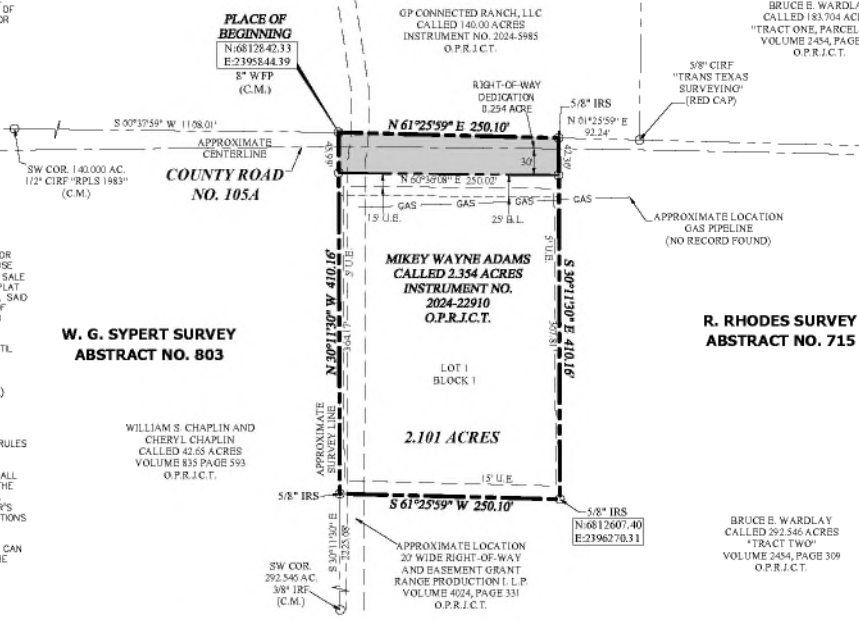
THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE, NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS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

LEGEND

- O=IRS  
5/8" IRON ROD SET WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" UNLESS OTHERWISE NOTED  
IRON ROD FOUND  
CAPPED IRON ROD FOUND  
CONTROLLING MONUMENT  
OFFICIAL PUBLIC RECORDS JOHNSON COUNTY TEXAS  
BUILDING LINE  
UTILITY EASEMENT  
WOODEN FENCE POST
- IRF  
CIRF  
(C.M.)  
O.P.R.J.C.T.  
B.L.  
U.E.  
WFP



VICINITY MAP  
(NOT TO SCALE)



PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE R. RHODES SURVEY, ABSTRACT NO. 715, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 2.354 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2024-22910, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN 8" WOODEN FENCE POST FOUND (N:6812842.33, E:2395644.39) IN THE NORTHERLY LINE OF COUNTY ROAD NO. 105A AND IN THE SOUTHERLY LINE OF A CALLED 140.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2024-5985, O.P.R.J.C.T., FOR THE NORTHWESTERLY CORNER OF SAID 2.354 ACRE TRACT AND BEING THE NORTHEASTERLY CORNER OF A CALLED 42.65 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 833, PAGE 593, O.P.R.J.C.T.;

THENCE, N 61°25'59" E, WITH THE NORTHERLY LINE OF SAID 2.354 ACRE TRACT AND WITH THE SOUTHERLY LINE OF SAID 140.00 ACRE TRACT, A DISTANCE OF 250.10 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" FOUND, FROM WHICH A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" FOUND FOR THE SOUTHEASTERLY CORNER OF SAID 140.00 ACRE TRACT BEARS, S 61°25'59" E, A DISTANCE OF 92.24 FEET;

THENCE, S 30°11'30" E, WITH THE EASTERLY LINE OF SAID 2.354 ACRE TRACT, A DISTANCE OF 410.16 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" FOUND, FOR THE SOUTHEASTERLY CORNER OF SAID 2.354 ACRE TRACT;

THENCE, S 61°25'59" W, A DISTANCE OF 250.10 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" FOUND, FOR THE SOUTHWESTERLY CORNER OF SAID 2.354 ACRE TRACT, BEING IN THE EASTERLY LINE OF SAID 42.65 ACRE TRACT, FROM WHICH A 3/8" IRON ROD FOUND FOR THE SOUTHWESTERLY CORNER OF A CALLED 292.548 ACRE "TRACT TWO" AS DESCRIBE IN A DEED RECORDED IN VOLUME 2454, PAGE 309, BEARS, S 30°11'30" E, A DISTANCE OF 2225.68 FEET;

THENCE, N 30°11'30" W, WITH THE EASTERLY LINE OF SAID 42.65 ACRE TRACT, A DISTANCE OF 410.16 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.354 ACRES OF LAND.

SURVEYOR'S NOTES

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4002), NAD83 (NA2011). ALL DISTANCES SHOWN ARE GRID. SCALE FACTOR IS 1.000000000.
2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT MIKEY WAYNE ADAMS IS THE SOLE OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1, BLOCK 1, MJBT ADAMS ADDITION, AN ADDITION TO JOHNSON COUNTY, TEXAS AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAY, AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

BY: MIKEY WAYNE ADAMS DATE

STATE OF TEXAS  
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_, BY MIKEY WAYNE ADAMS, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

FINAL PLAT  
SHOWING

LOT 1, BLOCK 1,  
MJBT ADAMS ADDITION  
AN ADDITION TO JOHNSON COUNTY, TEXAS,  
BEING 2.354 ACRES OF LAND LOCATED IN THE  
R. RHODES SURVEY ABSTRACT NO. 715,  
JOHNSON COUNTY, TEXAS.



401 N. NOLAN RIVER ROAD  
CLEBURNE, TEXAS 76033  
OFFICE: 817-556-3440  
www.transix.com  
info@transix.com

Scale: 1"=100'	Date: 11/20/2024	DWG: 20230168-FINAL PLAT
Drawn: JDD	Checked: LGB	Job: 20230168

SURVEYOR'S CERTIFICATION

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON JULY 16, 2024 AND THAT THE CORNER MONUMENTS, ANGLES, POINT OF CURVES, BOUNDARY MARKERS ARE CORRECTLY SHOWN THEREON AND HAVE BEEN MARKED, AND WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

PRELIMINARY. FOR REVIEW PURPOSES ONLY.  
NOT TO BE RECORDED FOR ANY REASON.

REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5400

APPROVED BY JOHNSON COUNTY COMMISSIONER'S  
COURT ON THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_

COUNTY JUDGE \_\_\_\_\_

PLAT RECORDED IN

YEAR \_\_\_\_ INSTRUMENT # \_\_\_\_

SLIDE \_\_\_\_

DATE \_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK \_\_\_\_\_

OWNER:  
MIKEY WAYNE ADAMS  
170 BLAIN ROAD  
MAYPEAR, TEXAS, 76064  
PHONE: 469-571-2383  
www2@ysthoo.com

GF # 2024-FCTL-1376

**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**

(Cash)

**Date:** August 12, 2024

**Grantor:** Bruce E. Wardlay, a single man

**Grantor's Mailing Address:** 17853 CR 105A GRANDVIEW TX 76050

**Grantee:** Mikey Wayne Adams, a married man

**Grantee's Mailing Address:** 170 Blain Rd Maypearl, TX 76064

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

**Property (including any improvements):** Being a tract of land located in the R. Rhodes survey, Abstract No. 715, Johnson County, Texas and being part of a called 292.546 acre \"Tract Two\" as described in a deed recorded in Volume 2454, Page 309, official public records, Johnson County, Texas (O.P.R.J.C.T.), and being more particularly described in EXHIBIT A attached and incorporated herein for all purposes.

**Reservations from Conveyance:** For Grantor and Grantor's heirs, successors, and assigns forever, a reservation 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 shall waive and convey to Grantee any and all of Grantor's interests and rights to enter upon, disturb or otherwise use the surface estate of the Property, and any right of access to or from the surface of the Property for the purpose of or in connection with any development, drilling, transporting, mining, storage, production, or extraction of minerals in, on, and under the surface of the Property.

**Exceptions to Conveyance and Warranty:** Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2024, which Grantee assumes and agrees to pay.

**Restrictions:** Restrictions for the Property, attached as EXHIBIT B and incorporated by reference herein for all purposes.

Grantor, as the fee simple owner of the Property, establishes the Restrictions as covenants, conditions, and restrictions, whether mandatory, prohibitive, permissive, or administrative, to regulate the structural integrity, appearance, and uses of the Property and the improvements placed on it. Grantor and Grantee stipulate that (a) the Restrictions touch and concern the Property; (b) privity of estate exists by reason of the ownership of the Property; (c) notice is given by filing this instrument in the real property records of the county in which the Property is situated; and (d) the Restrictions are reasonable, their

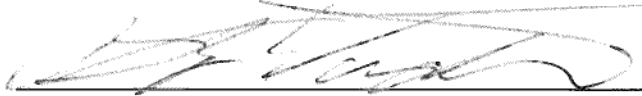
GF # 2024-FCTL-1376

purposes being for the common benefit of Grantor, Grantee, and the Affected Property Owners, who are affected by the structural integrity, appearance, and uses of the Property. The Restrictions run with the land making up the Property, are binding on Grantee and Grantee's successors and assigns forever, and inure to the benefit of Grantor, Grantee, Affected Property Owners, and their successors and assigns forever.

Grantor, for the Consideration and subject to 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 Exceptions to Conveyance and Warranty.

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

Grantor:



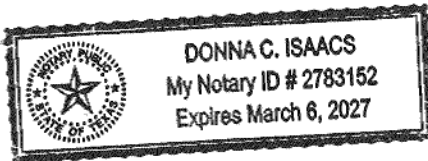
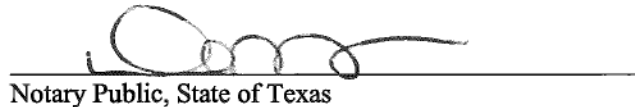
Bruce E. Wardlay

STATE OF TEXAS

COUNTY OF Johnson

Before me, Donna C. Isaacs, on this day personally appeared Bruce E. Wardlay, proved to me through Drivers license to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that Bruce E. Wardlay executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 13<sup>th</sup> day of August, 2024.

Notary Public, State of Texas

GF # 2024-FCTL-1376

Grantee:

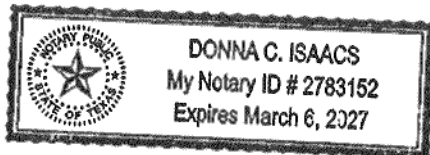
Mikey Wayne Adams  
Mikey Wayne Adams

STATE OF TEXAS

COUNTY OF Johnson

Before me, Donna C. Isaacs, on this day personally appeared Mikey Wayne Adams, proved to me through drivers license to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that Mikey Wayne Adams executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 13<sup>th</sup> day of August, 2024.



[Signature]  
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:  
Trujillo & Foster PLLC  
325 Adams Drive, Suite 325-425  
Weatherford, Texas 76086  
(817) 367-9955

AFTER RECORDING RETURN TO:

Francis Colonial Title  
140 S Dobson St  
Burleson, TX 76028



GF # 2024-FCTL-1376

**EXHIBIT A**

Being a tract of land located in the R. Rhodes survey, Abstract No. 715, Johnson County, Texas and being part of a called 292.546 acre \"Tract Two\" as described in a deed recorded in Volume 2454, Page 309, official public records, Johnson County, Texas (O.P.R.J.C.T.), and being more particularly described as follows:

All distances recited herein are grid. Scale factor is 1.000000000. All bearings recited herein are correlated to the Texas state plane coordinate system, North Central Zone (4202), NAD83 (NA2011). As surveyed on the ground on July 16, 2024 under the supervision of Robert L. Young, R.P.L.S. No. 5400.

Beginning at an 8\" wooden fence post found (N:6812842.33, E:2395844.39) in the northerly line of County Road No. 105A and in the southerly line of a called 140.00 acre tract of land as described in a deed recorded in instrument no. 2024-5985, O.P.R.J.C.T., for the northwesterly corner of said 292.546 acre tract and being the northeasterly corner of a called 42.65 acre tract of land as described in a deed recorded in volume 835, page 593, O.P.R.J.C.T.;

Thence, N 61°25'59\" E, with the northerly line of said 292.546 acre tract and with the southerly line of said 140.00 acre tract, a distance of 250.10 feet to a 5/8\" iron rod with a red plastic cap stamped \"Trans Texas surveying\" set, from which a 5/8\" iron rod with a red plastic cap stamped \"Trans Texas Surveying\" found for the southeasterly corner of said 140.00 acre tract bears, N 61°25'59\" E, a distance of 92.24 feet;

Thence, s 30°11'30\" e, a distance of 410.16 feet to a 5/8\" iron rod with a red plastic cap stamped \"Trans Texas Surveying\" set;

Thence, S 61°25'59\" W, a distance of 250.10 feet to a 5/8\" iron rod with a red plastic cap stamped \"Trans Texas Surveying\" set in the westerly line of said 292.546 acre tract and being in the easterly line of said 42.65 acre tract, from which a 3/8\" iron rod found for the southwesterly corner of said 292.546 acre tract bears, S 30°11'30\" E, a distance of 2225.68 feet;

Thence, N 30°11'30\" W, with the westerly line of said 292.546 acre tract and with the easterly line of said 42.65 acre tract, a distance of 410.16 feet to the place of beginning and containing 2.354 acres of land. See the accompanying survey map attached hereto and made a part hereof.

**GF # 2024-FCTL-1376**

**EXHIBIT B**

1. No junk cars or other trash allowed
2. No doing any type of walk-in business. No store front type business
3. No large commercial dog kennels, or large rescue shelters all dogs must stay within the owner's property
4. Parties should be conducted respectful of your Neighbors
5. Each owner must subscribe to an acceptable garbage pickup company. Or show appropriate disposal strategy approved by the homeowner's association.
6. No discharge of firearms.
7. The 10 acres allows you to qualify for agricultural tax exemption. So grow anything you want. And raise any animals you want as long as the aesthetics are good, and the smell or noise does not affect your neighbors.
8. No trespassing on your neighbor's property. Including the original ranch property.
9. The access road in front of the lots will be owned by each lot owner. However, it will be maintained by HOA dues or by the county if the property is on a county road.
11. No subdivision of the properties
12. No building of apartments
13. No multiple homes. Except for within family with 2 home maximum per lot
14. No building of multiple rental units
16. All properties must be fenced sufficiently to keep cows out and keep any animals in.
18. All principal homes must be a minimum of 1800 square feet.
19. No trailer homes allowed. However Motorhome or camper trailer are allowed during the construction phase of home building and afterwards as a owners vehicle.
21. The septic system for each home must be an aerobic system as required and permitted by Johnson county.
23. Mineral rights are NOT included in this sale.
24. Some properties will have preexisting easements that the buyer will be required to honor.
25. The HOA will be governed by the involved property owners



**Johnson County**  
**April Long**  
**Johnson County**  
**Clerk**

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**Instrument Number:** 2024 - 22910

eRecording - Real Property

Warranty Deed

Recorded On: August 14, 2024 08:08 AM

Number of Pages: 6

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**" Examined and Charged as Follows: "**

Total Recording: \$41.00

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\*\*\*\*\* 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 - 22910  
Receipt Number: 20240814000004  
Recorded Date/Time: August 14, 2024 08:08 AM  
User: Honor C  
Station: CCL45

**Record and Return To:**

Simplifile  
5072 North 300 West  
  
PROVO UT



**STATE OF TEXAS**  
**COUNTY OF JOHNSON**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.**

April Long  
Johnson County Clerk  
Johnson County, TX

*April Long*