

AGENDA PLACEMENT FORM

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

Date: April 3, 2025	Court Decision: This section to be completed by County Judge's Office				
Meeting Date: April 14, 2025					
Submitted By: Julie Edmiston					
Department: Public Works	Samson County				
Signature of Elected Official/Department Head:	* (APPROVED) *				
Description:	4-14-25				
Consideration of Variance to Lift Requirem	nent of Credible Evidence of				
Groundwater Availability for a proposed su	abdivision of 1 lot, to be served by a				
private water well, located in the John C. P.	illow Survey, Abstract Number 683,				
located in Precinct #4.					
(May attach additional	sheets if necessary)				
Person to Present: Jennifer VanderLaan					
(Presenter must be present for the item unl	ess the item is on the Consent Agenda)				
Supporting Documentation: (check one)	PUBLIC CONFIDENTIAL				
(PUBLIC documentation may be made ava	ilable to the public prior to the Meeting)				
Estimated Length of Presentation: 10 minutes					
Session Requested: (check one)	•				
Action Item Consent Workshop Executive Other					
Check All Departments That Have Been Notified:					
☐ County Attorney ☐ IT	☐ Purchasing ☐ Auditor				
☐ Personnel	rks				
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	Araceli Sanchez		Date <u>03-26-25</u>					
Phone Number <u>469-810-8690</u>								
Email Address aracelisanchez1998@yahoo.com								
Property Information for Variance Request:								
Property 911 address 5167 County Road 212, Alvarado, TX 76084, United States								
Subdi	vision name212 Sanchez Addition	Block <u>1</u>	Lot <u>1</u>					
Survey		Abstract <u>683 & 1169</u>	Acreage4.50					
Request am requesting this variant form to see if I could lift the requieres GAC study of a single wel								
Reason for request At the moment we are not able to afford the cost of the GAC.								
Provide the following with this request:								
	Copy of plat (if property has been pla	tted)						
	Copy of property deed							
	Survey or drawing showing existing s	tructures						

Dec 25067

GENERAL WARRANTY DEED

PROVIDENCE TITLE COMPANY GF NO. 114001443

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.

Date:

December 27, 2018

Grantor:

Vera Mildred Gossett, as to Life Estate

Courtney Blythe Gossett Rushing, Jimmy Dale Gossett, Roxsanne Gossett Parrish and Shelley

Reine Gossett Lindsey, as Inherited Property

Grantor's Address (including County):

6918 Melody Hill Dr Midlothian, TX 76065

Ellis County

Grantee:

Javier Sanchez, a Married Man and Aracelli Sanchez, A Single Woman

Grantee's Address (including County):

2717 Engle Avenue Dailas, TX 75233 Dailas County

Dallas County

and other good and valuable considerations in hand paid by the GRANTEE herein named, the receipt of which is hereby acknowledged;

Property (including any improvements):

Being a tract of land situated in the John C. Pillow 320 Acre Survey, Abstract No. 683 and the John C. Pillow 19.10 Acre Survey, Abstract No. 1169, Johnson County, Texas, same being a portion of that tract of land conveyed to Courtney Blythe Gossett Rushing, Jimmy Dale Gossett, Roxsanne Gossett Parrish, and Shelley Reine Gossett Lindsey, share and share alike, as their sole and separate property and estate, by deed recorded in Instrument No. 2017-11868, Real Property Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod set with yellow plastic cap stamped "CBG Surveying" for corner, said corner being the East corner of that tract of land conveyed to Lorena Vargas and Jose Lucio Perez, wife and husband, by deed recorded in Document No. 2018-26382, Real Property Records of Johnson County. Texas, and being a South corner of the remainder of a tract of land conveyed to Charles

General Warranty Deed Page 1 of 3 114001443

***** Electronically Recorded Document *****

Johnson County

Becky Ivey Johnson County Clerk Cleburne, TX

Document Number: 2018-35067

Recorded As : ERX-WARRANTY DEED

Recorded On: December 27, 2018

Recorded At: 03:07:54 pm

Number of Pages: 4

Recording Fee: \$34.00

Parties:

Direct-

Indirect- NA

Receipt Number: 149936

Processed By: Linda Bailey

THIS PAGE IS PART OF THE INSTRUMENT



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law.

BECKY IVEY, COUNTY CLERK JOHNSON COUNTY, TEXAS

Dec-35067

Gossett, by deed recorded in Instrument No. 201200025901, Real Property Records of John County, Texas and lying along the Northwest line of County Road 212 (public right-of-way);

THENCE North 59 degrees 18 minutes 47 seconds East, along the Northwest line of said County Road 212, a distance of 419,27 feet to a point for corner, said corner being an East corner of said remainder of Rushing/Gossett/Parrish/Lindsey tract and being the POINT OF BEGINNING of that tract of land herein described:

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THENCE North 30 degrees 04 minutes 45 seconds West, along the Northeast fine of said remainder of Rushing/Gossett/Parrish/Lindsey, a distance of 1035.59 feet to a point for corner, said corner being a North corner of said remainder of Gossett/Parrish/Lindsey tract;

THENCE North 59 degrees 29 minutes 01 seconds East, along the Northwest line of sald subject tract, a distance of 189.44 feet to a 1/2 inch iron rod found for comer, said corner being the West corner of a tract of land conveyed to Steve M. Brown, a single man, by deed recorded in Instrument No. 28756, Real Property Records of Johnson County, Texas;

THENCE South 30 degrees 04 minutes 45 seconds East, along the Southwest line of said Brown tract, a distance of 1035.03 feet to a point for corner, said corner being the South corner of said Brown tract and lying along the Northwest line of said County Road 212;

THENCE South 59 degrees 18 minutes 47 seconds West, along the Northwest line of said County Road 212, a distance of 189.44 feet to the POINT OF BEGINNING and containing 198,120 square feet or 4.50 acres of land more or less.

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 instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for current year, which Grantee assumes and agrees to pay.

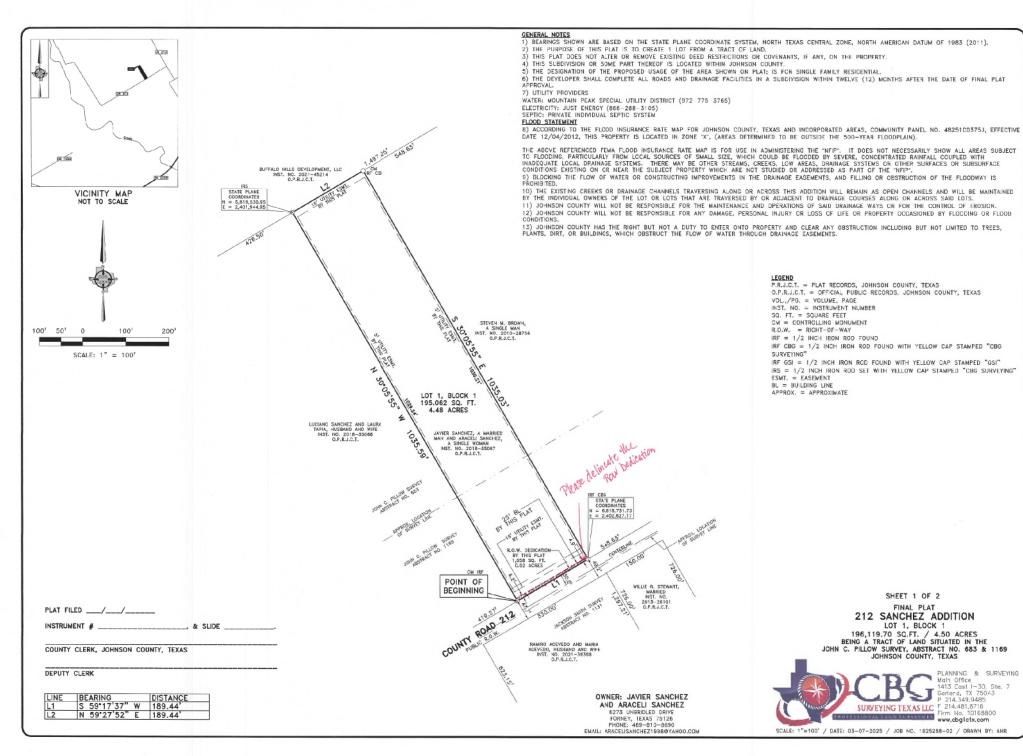
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

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

General Warranty Dead Page 2 of 3 114001443

MADE EFFECTIVE THE DATE FIRST HEREIN.	ABOVE SPECIFIED.
Vira Grutt	
Vera Gossett	1 O d ==
Country Blitte in	at Rudning
Courtney Blythe Gossett Rusking	V
Linning & Madely	
diffimy Dale Cossett	•
Hay sometimenta wires	
Roxsanne Gossett Parrish	\mathcal{L}
Shilly Beine Lossettin	DIDU
Shelley Reine Gossett Lindsey	
AC	KNOWLEDGMENT
State of Texas	§
County of Elles	§
County of Cours	5
Jimmy Dale Gossett, Roxsanne Gossett Parrish me on the oath of or throu	rument and acknowledged to me that he/she/they executed the
Given under my hand and seal of office this	day of December, 2018.
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
ROSETTA SULLIVAN	10 Setta Series
Notary Public, State of Texas	Notary Public, State of Texas My Commission Expires:
Comm. Expires 03-92-2022 Notary ID 12930545-6	,
AFTER RECORDING RETURN TO:	PREPARED IN THE LAW OFFICE OF:
Javier Sanchez and Aracelli Sanchez	Ramsey & Foster, PC
2717 Engle Avenue Datlas, TX 75233	5001 Hwy 287 S. #105
Dahas, IA (3233	Arlington, TX 76017



P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS VOL../PG. = VOLUME. PAGE INST. NO. = INSTRUMENT NUMBER SQ. FT, = SQUARE FEET CM = CONTROLLING MONUMENT R.O.W. = RICHT-OF-WAY IRF = 1/2 INCH IRON ROD FOUND IRF CBG = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "CBG

SURVEYING" IRF GSI = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GSI" IRS = 1/2 INCH IRON ROD SET WITH YELLOW CAP STAMPED "CBG SURVEYING" ESMT. = EASEMENT

IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT

BL = BUILDING LINE APPROX. = APPROXIMATE

SHEET 1 OF 2

FINAL PLAT 212 SANCHEZ ADDITION LOT 1, BLOCK 1

196,119.70 SQ.FT. / 4.50 ACRES BEING A TRACT OF LAND SITUATED IN THE JOHN C. PILLOW SURVEY, ABSTRACT NO. 683 & 1169 JOHNSON COUNTY, TEXAS



PLANNING & SURVEYING Main Office 1413 East I-30, Ste. 7 Garland, TX 75043 P 214.349.9485 F 214,481,8716 Firm No. 10168800

SCALE: 1"=100' / DATE: 03-07-2025 / JOB NO. 1825288-02 / DRAWN BY: ANR

OWNER'S CERTIFICATE

STATE OF TEXAS

WHEREAS Javier Sanchez and Araceli Sanchez are the owners of a 4.50 pare tract of land situated in the John C. Pillow Survey, Abstract Number 683 and 1169, Johnson County, Texas, same being that tract of land conveyed to Javier Sanchez, a married man, and Araceli Sanchez, a single woman, by General Warranty Deed recorded in Instrument Number 2018-35067, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 Inch from rod found for corner, said corner being the East corner of a tract of land conveyed to Luciana Sanahez and Laura Tapia, nusband and wife, by deed recorded in instrument Number 2018-35055, Official Public Records, Johnson County, Texas, same lying along the Northwest Right-of-Way line of County Road 212 (a public Right-of-Way);

THENCE North 30 degrees 05 minutes 55 seconds West, along the Northeast line of sald Sanchez/Tapla tract, a distance of 1,035.59 feet to a 1/2 inch Iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the North corner of said Sanchez/Tapia tract, same lying along the Southeast line of a tract of land conveyed to Buffalo Hills Development, LLC, by deed recorded in Instrument Number 2021-45214, Official Public Records, Johnson County, Texas:

THENCE North 59 decrees 27 minutes 52 seconds East, along the Southeast line of sold Buffalo Hills tract, a distance of 189,44 feet to a 1/2 inch iron rod found for corner, said corner lying along the Southeast line of said Buffalo Hills tract, same being the West corner of a tract of land conveyed to Steven M. Brown, a single man, by deed recorded in instrument Number 2010-28756, Official Public Records, Johnson County, Texas

THENCE South 30 degrees 05 minutes 55 seconds East, along the Southwest line of sold Brown tract, a distance of 1,035,03 feet to a 1/2 inch iron rad found with yellow cap stamped "CBG Surveying" for corner, sold corner being the South corner of sold Brown tract, same lying along the Northwest

THENCE South 59 degrees 17 minutes 37 seconds West, along the Northwest Right-of-Way line of said County Road 212, a distance of 189.44 feet to the POINT OF BEGINNING and containing 196,119,70 square feet or 4,50 gares of land.

FILING A PLAT

TIS A GRIMINAL 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 FERSON WHO SUBBUNIDES REAL PROPERTY TO USE THE SUBBUNISON'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 CONVEYAR IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FRAIL AND THE FURCHASER IS NOT GIVEN USED AS 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 ABSTRUE OF A EXPRESS DRORE OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MUNIES 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

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 OF MPOSE, IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JCHNSON COUNTY, THE COMMISSIONERS, DEFICIALS 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 NCORPORATED 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 DWINER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY INGEMINEY AND HOLD HARNESS JOHNSON COUNTY AND THE COMMISSIONERS, DEFICIALS, AND EMPLOYEES OF JOHNSON COUNTY ARD THE COMMISSIONERS, DEFICIALS, AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM 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 INCLUDIONS JOHNSON COUNTY, STALL 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

UTILITY EASEMENT:

15' FROM LOT LINE IN FRONT & BACK

5' FROM LOT LINE ON THE SIDES

RIGHT OF WAY DEDICATION:

40' ROW FROM CENTER OF ROAD ON F.M. OR STATE*

30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION*

*UNLESS OTHERWISE REQUIRED BY MASTER THOROUGHFARE PLAN

BUILDING LINES.

DATE

50' FROM LOT LINE (STATE HWY & F.M.)

25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

FROM	JOHNSON	COUNTY	COMMISSIONER'S

COURT

COUNTY JUDGE

PLAT FILED ___/___ INSTRUMENT # ______, & SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

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.

PRIVATE SEWARE FACILITIES ARE COMPUED 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 RELEVE THE OWNER OF THE "ROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REQUIATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARS, MUST BE UPGRADED BY THE OWNER AT THE OWNERS EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WITH GOVERNMENTAL REGULATIONS.

A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SCIL, 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.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That Javier Sanchez and Araceli Sanchez, owners of the above described fract of land, do nereby adopt this plat designating the herein described property as LOT 1, BLOCK 1, 212 SANCHEZ 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.

This plat approved subject to all platting ordinances, rules, and regulations and resolutions of Johnson County, Texas,

WITNESS, my hand this the _____ Day of ______, 20___

Javier Sanchez (Owner)

COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notory Public in and for the said County and State, on this day personally appeared Javier Sanchez known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein express and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of ____

Notary Public In and for the State of Texas My Commission expires: WITNESS, my hand this the ____ Day of _____, 20__.

Araceli Sanchez (Owner)

COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Aracell Sanchez known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purpose therein expressed and under ooth stated that the statements in the foregoing certificate are frue.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of ______, 20___

Notary Public in and for the State of Texas My Commission expires: ____

SURVEYOR'S STATEMENT:

I. Bryan Cannally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner manuments shown thereon were properly placed, under my personal supervision, in accordance wi the subdivision regulations of Johnson County, Texas,

RELEASED FOR REVIEW 03/07/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS COUNTY OF JONHSON

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____

SHEET 2 OF 2 FINAL PLAT

Notary Public in and for the State of Texas My Commission expires: ____

212 SANCHEZ ADDITION LOT 1, BLOCK 1 196,119.70 SQ. FT. / 4.50 ACRES BEING A TRACT OF LAND SITUATED IN THE

JOHN C. PILLOW SURVEY, ABSTRACT NO. 683 & 1169 JOHNSON COUNTY, TEXAS



PLANNING & SURVEYING Main Office 1413 East I-30, Ste. 7 Garland, TX 75043 214.349,9485

SCALE: 1"=100" / DATE: 03-07-2025 / JOB NO. 1825288-02 / DRAWN BY: ANR

OWNER: JAVIER SANCHEZ AND ARACELI SANCHEZ 6273 UNBRIDLED DRIVE FORNEY, TEXAS 75126

PHONE: 469-810-8690 EMAIL: ARACELISANCHEZ1998@YAHOO.COM