

AGENDA PLACEMENT FORM

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

Date: _____**Meeting Date:** 04/28/2025**Submitted By:** County Judge's Office**Department:** _____**Signature of Elected Official/Department Head:**
_____**Court Decision:**

This section to be completed by County Judge's Office



4-28-25

Description:

Acknowledge and Accept the Warranty Deed from Ricky and Francis Saldivar
Conveying .219 Acres to Johnson County-County Judge's Office

(May attach additional sheets if necessary)

Person to Present: _____

(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: _____ 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

NOTICE OF CONFIDENTIALITY: 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 DRIVERS'S LICENSE NUMBER.

WARRANTY DEED

Date: April 14, 2025

Grantors: Ricky Eduardo Saldivar, and wife, Francis Anita Saldivar

Grantor's Mailing Address (including county):
2500 N. FM 157
Venus, Johnson County, Texas 76084

Grantee: Johnson County, Texas, a political subdivision of the State of Texas

Grantee's Mailing Address (including county):
2 North Main Street
Cleburne, Johnson County, Texas 76033

Consideration: Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged

Property (including any improvements):
That certain real property located in the County of Johnson, State of Texas, more particularly described on **Exhibit "A"** attached hereto and incorporated herein.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to all restrictions, easements and rights of way of record affecting 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, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, 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 conveyance and warranty.

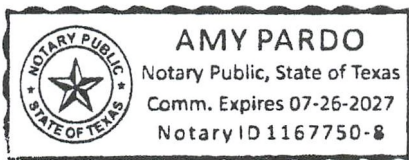
When the context requires, singular nouns and pronouns include the plural.

Ricky Eduardo Saldivar
Ricky Eduardo Saldivar

Francis Anita Saldivar
Francis Anita Saldivar

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

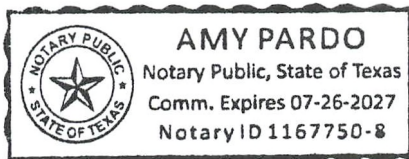
This instrument was acknowledged before me on the 14th day of April, 2025, by Ricky Eduardo Saldivar.



Amy Pardo
Notary Public in and for the State of Texas

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

This instrument was acknowledged before me on the 14th day of April, 2025, by Francis Anita Saldivar.



Amy Pardo
Notary Public in and for the State of Texas

AFTER RECORDING RETURN TO:

Christopher Boedeker
Johnson County Judge
2 North Main Street
Cleburne, Texas 76033

EXHIBIT A

PROPERTY DESCRIPTION
0.219 ACRE

BEING A TRACT OF LAND LOCATED IN THE J. WARE SURVEY, ABSTRACT NO. 913, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 0.218 ACRE "TRACT A" AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2024-7197, 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 APRIL 1 AND 3, 2025 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400.

BEGINNING AT A 1/2" IRON ROD FOUND (N:6855093.36, E:2392797.00) IN A CURVE TO THE RIGHT IN F. M. HIGHWAY NO. 157, FOR THE SOUTHERLY CORNER OF SAID 0.218 ACRE TRACT AND BEING AN ANGLE CORNER IN THE EASTERLY LINE OF A CALLED 195.4720 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-33516, O.P.R.J.C.T., FROM WHICH A 1/2" IRON ROD WITH A YELLOW BROKEN CAP BEARS, A RADIUS OF 358.96 FEET, A CENTRAL ANGLE OF 27°16'22", A CHORD BEARING OF S 16°45'37" E, A CHORD DISTANCE OF 169.26 FEET AND AN ARC LENGTH OF 170.86 FEET;

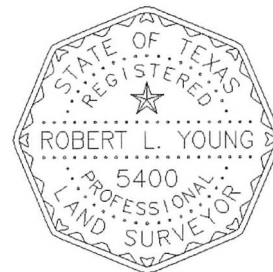
THENCE, N 30°28'01" W, WITH THE COMMON LINE BETWEEN SAID 0.218 ACRE TRACT AND SAID 195.4720 ACRE TRACT, A DISTANCE OF 155.01 FEET TO A COTTON SPINDLE SET IN ASPHALT IN COUNTY ROAD NO. 507, FOR THE NORTHWESTERLY CORNER OF SAID 0.218 ACRE TRACT;

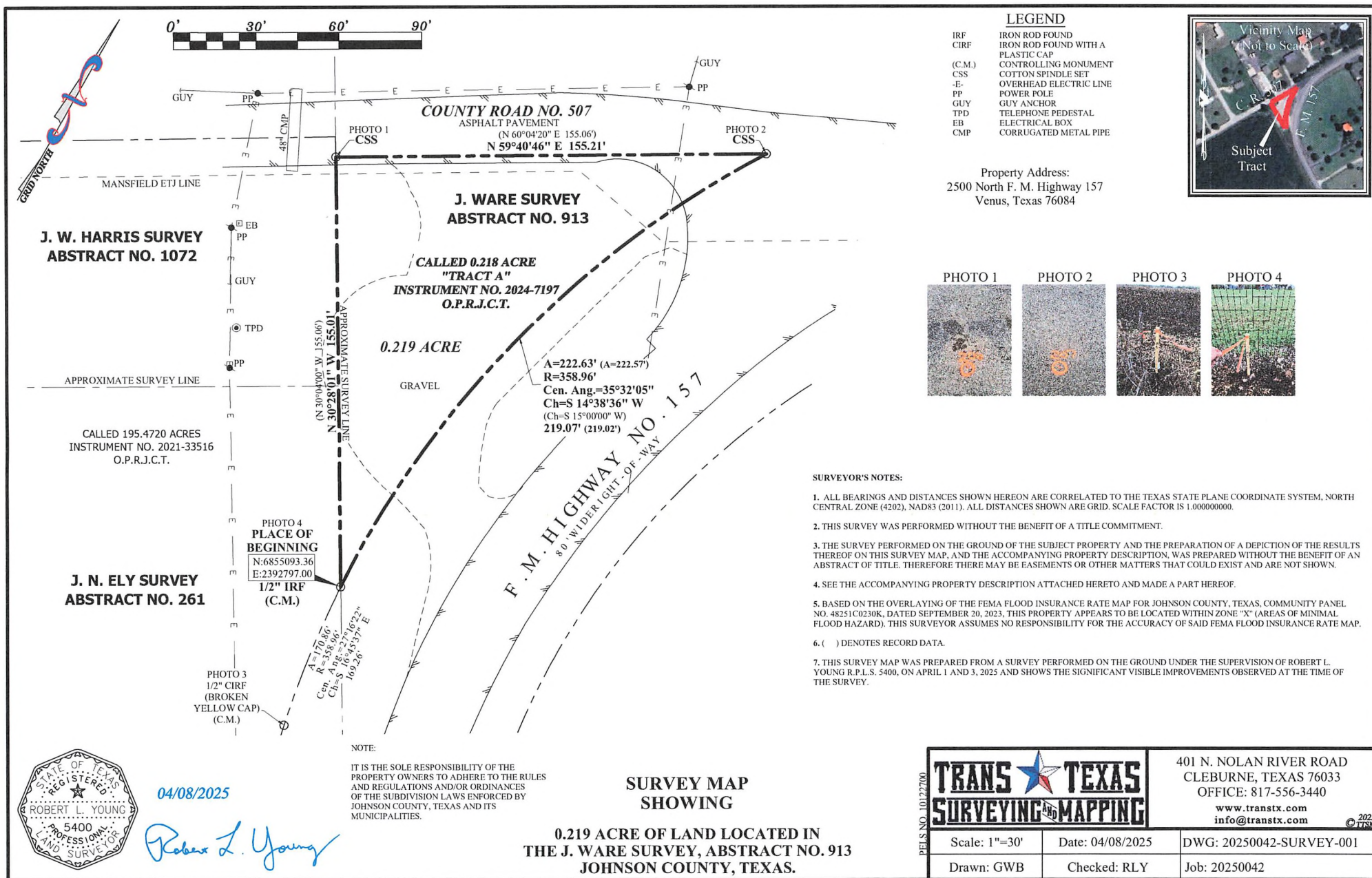
THENCE, N 59°40'46" E, WITH THE NORTHERLY LINE OF SAID 0.218 ACRE TRACT AND WITH SAID COUNTY ROAD NO. 503, A DISTANCE OF 155.21 FEET TO A COTTON SPINDLE SET IN ASPHALT IN SAID COUNTY ROAD NO. 507 AND IN A CURVE TO THE LEFT IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID F. M. HIGHWAY NO. 157, HAVING A RADIUS OF 358.96 FEET AND A CENTRAL ANGLE OF 35°32'05";

THENCE, SOUTHWESTERLY WITH SAID CURVE TO THE LEFT, A CHORD BEARING OF S 14°38'36" W, A CHORD DISTANCE OF 219.07 FEET AND AN ARC LENGTH OF 222.63 FEET TO THE **PLACE OF BEGINNING AND CONTAINING 0.219 ACRE OF LAND**. SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.

04/08/2025

Robert L Young







VG-137-2025-10727

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2025 - 10727

Real Property Recordings

Recorded On: April 15, 2025 01:15 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$0.00

***** 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: 2025 - 10727
Receipt Number: 20250415000200
Recorded Date/Time: April 15, 2025 01:15 PM
User: Michelle P

Record and Return To:

JOHNSON COUNTY

Station: ccl44



STATE OF TEXAS
Johnson County

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

Johnson County
2 N Main Street • Cleburne, TX 76033-5500 • 817-556-6305

Date: 04/14/2025 Check No: 146351

Account No.	Description	PO No.	Invoice	Inv. Date	Net Amount
0100-5100-54130-GG	0.219 Acre Tract of Land - Located in the J. Ware Su	25-3020	Saldivar041125	04/11/2025	10.00
Vendor: 6868 Ricky Saldivar and Francis Saldivar					Net Amount: \$10.00

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS



Johnson County
2 N Main Street
Cleburne, TX 76033-5500
817-556-6305

First Financial Bank, NA
PO Box 537
Cleburne, TX 76033-0537

Operations Clearing

Check No: 146351

Vendor No.	Date	Check No.	Net Amount
6868	04/14/2025	146351	***10.00

PAY ***TEN DOLLARS AND 00/100

TO THE ORDER OF Ricky Saldivar and Francis Saldivar



Patricia M. Buckwell
Saldivar

1146351 11113011221

110176620011



JOHNSON COUNTY

06057

RECEIVED OF Given to Ricky Saldivar and Francis Saldivar Date: 4-14-2025
Ten dollars ^{no} 100 Dollars \$ 10.00

FOR Warranty Deed

Cash ☒ Money Order ☐
Check ☐ Credit Card ☐

By RJ JWS check COMPUTER RECEIPT # 146351



JOHNSON COUNTY

06058

RECEIVED OF _____ Date: _____

Dollars \$ _____

FOR _____