

AGENDA PLACEMENT FORM

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

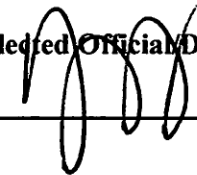
Date: May 16, 2025

Meeting Date: May 27, 2025

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Court Decision: <small>This section to be completed by County Judge's Office</small>	
	<p style="color: red; font-weight: bold; font-size: 1.2em;">5-27-25</p>

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 Jessie Matlock Survey, Abstract Number 1244,
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**

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 Lisa Hyter / CBG Surveying Texas LLC Date 5/15/25

Phone Number 469-310-2065

Email Address lisar@cbgtxllc.com

Property Information for Variance Request:

Property 911 address 12505 County Road 1131

Subdivision name Proposed Russell Addition Block 1 Lot 1

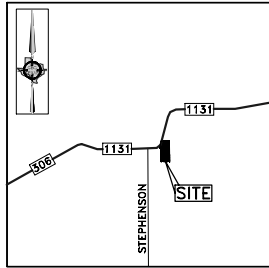
Survey Jesse Matlock Abstract 1244 Acreage 3.0

Request Please lift the required GAC study of a single well.

Reason for request The GAC study is too costly.

Provide the following with this request:

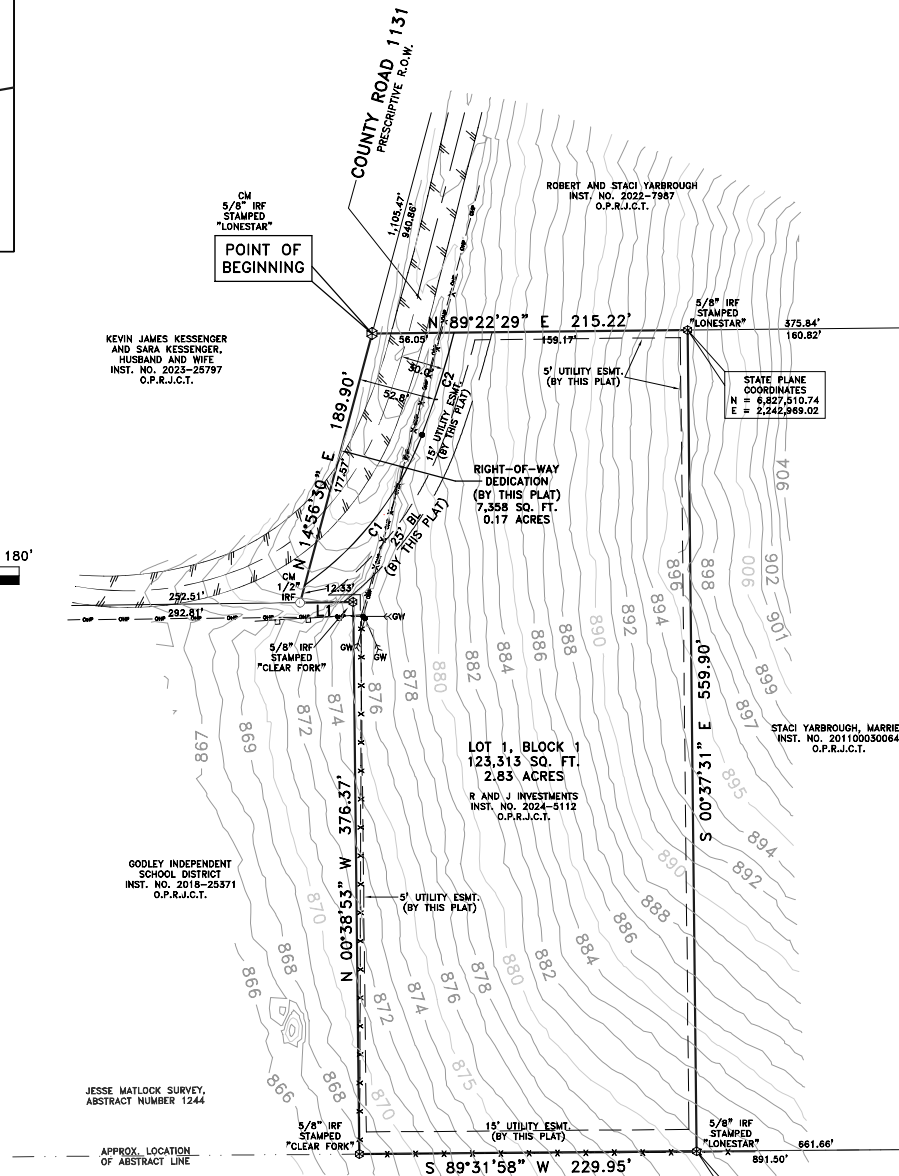
- ☒ Copy of plat (if property has been platted) Proposed
- ☒ Copy of property deed
- ☒ Survey or drawing showing existing structures



VICINITY MAP
(NOT TO SCALE)



0 60' 120' 180'
SCALE: 1" = 60'



GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM A 3.00 ACRE TRACT OF LAND.
- 3) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS OR COVENANTS, IF ANY, ON THE PROPERTY.
- 4) THIS SUBDIVISION OR SOME PART THEREOF IS LOCATED WITHIN JOHNSON COUNTY.
- 5) THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL.
- 6) THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- 7) UTILITY PROVIDERS
WATER: PRIVATE (WATER WELL REQUIRED)
ELECTRICITY: UNITED ELECTRIC COOPERATIVE (817-556-4000)
SEPTIC: PRIVATE INDIVIDUAL SEPTIC SYSTEM
GAS: ON-SITE PROPANE TANK
- 8) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0150J, EFFECTIVE DATE 12/04/2012, THIS PROPERTY IS LOCATED IN ZONE 'X', (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN).

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'.

- 9) BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
- 10) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
- 11) JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
- 12) JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
- 13) 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.

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.

LEGEND

O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
SQ. FT. = SQUARE FEET
CM = CONTROLLING MONUMENT
R.O.W. RIGHT-OF-WAY
APPROX. = APPROXIMATE

PLAT FILED ____/____/____

INSTRUMENT # _____, & SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

SHEET 1 OF 2

PRELIMINARY PLAT RUSSELL ADDITION LOT 1, BLOCK 1

130,671 SQ. FT. / 3.00 ACRES
BEING A TRACT OF LAND SITUATED IN THE
JESSE MATLOCK SURVEY, ABSTRACT NO. 1244
CITY OF GODLEY, 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
www.cbglctx.com

OWNER: R AND J INVESTMENTS
OWNER: JOSEPH ELKHATIB
8301 MEADOW LAKES DRIVE
NORTH RICHLAND HILLS, TEXAS 76180
PHONE: 817-876-8774
EMAIL: rjinvestments214@gmail.com

SCALE: 1"=60' / DATE: 04-14-2025 / JOB NO. 2502520 / DRAWN BY: CAJ

LINE	BEARING	DISTANCE
L1	S 89°18'09" W	36.08'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	132.01'	219.87'	34°23'59"	S 37°57'00" W	130.04'
C2	73.03'	745.54'	05°36'44"	N 17°25'40" E	73.00'

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF JOHNSON

Whereas R and J Investments is the sole owner of a 3.00 acres (130,671 square feet) of land in the Jesse Matlock Survey, Abstract No. 1244, Johnson County, Texas, same being a tract of land conveyed to R and J Investments, by General Warranty Deed recorded in Instrument Number 2024-5112, Official Public Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a blue plastic cap stamped "Lonestar" found for corner, said corner being a Southwest corner of a tract of land conveyed to Robert and Staci Yarbrough, by deed recorded in Instrument Number 2022-7987, Official Public Records, Johnson County, Texas, and lying on the East line of a tract of land conveyed to Kevin James Kessenger and Sara Kessenger, husband and wife, by deed recorded in Instrument Number 2023-25797, Official Public Records, Johnson County, Texas;

THENCE North 89 degrees 22 minutes 29 seconds East, over and across County Road 1131 (prescriptive right-of-way) and along a South line of said Yarbrough tract, a distance of 215.22 feet to a 5/8 inch iron rod with a blue plastic cap stamped "Lonestar" found for corner, said corner being the Northwest corner of a tract of land conveyed to Staci Yarbrough, married, by deed recorded in Instrument Number 201100030064, Official Public Records, Johnson County, Texas;

THENCE South 00 degrees 37 minutes 31 seconds East, along the West line of said Yarbrough tract (201100030064), a distance of 559.90 feet to a 5/8 inch iron rod with a blue plastic cap stamped "Lonestar" found for corner, said corner being the Southwest corner of said Yarbrough tract (201100030064), and lying on a North line of a tract of land conveyed to Godley Independent School District, by deed recorded in Instrument Number 2018-25371, Official Public Records, Johnson County, Texas;

THENCE South 89 degrees 31 minutes 58 seconds West, along a North line of said Yarbrough tract, a distance of 229.95 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Clear Fork" found for corner, said corner being an "ell" corner of said Godley Independent School District tract;

THENCE North 00 degrees 38 minutes 53 seconds West, along an East line of said Godley Independent School District tract, a distance of 376.37 feet to a 5/8 inch iron rod with a yellow plastic cap stamped "Clear Fork" found for corner, said corner being a Northeast corner of said Godley Independent School District tract;

THENCE South 89 degrees 18 minutes 09 seconds West, along a North line of said Godley Independent School District tract, a distance of 36.08 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of said Kessenger tract;

THENCE North 14 degrees 56 minutes 30 seconds East, over and across County Road 1131 and along the East line of said Kessenger tract, a distance of 189.90 feet to the POINT OF BEGINNING and containing 130,671 square feet or 3.00 acres of land.

FILING A PLAT

IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.

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

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

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

DUTIES OF DEVELOPER/PROPERTY OWNER

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

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

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

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

INDEMNITY:

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

UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO 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.

PLAT FILED ____/____/____

INSTRUMENT # _____, & SLIDE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

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.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That R and J Investments, acting by and through its duly authorized agent Joseph Elkhatib, do hereby adopt this plat designating the herein described property as LOT 1, BLOCK 1, RUSSELL 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____.

R and J Investments (Owner)

By: _____
Joseph Elkhatib (Owner)

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Joseph Elkhatib 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 ____ day of _____, 20____.

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

SURVEYOR'S STATEMENT:

I, Bryan Connally, 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 monuments shown thereon were properly placed, under my personal supervision, in accordance with the subdivision regulations of Johnson County, Texas.

Dated this the ____ day of _____, 20____.

RELEASED FOR REVIEW 04/14/2025 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.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF JOHNSON

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 ____ day of _____, 20____.

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

APPROVAL FROM JOHNSON COUNTY COMMISSIONER'S
COURT

COUNTY JUDGE

DATE

SHEET 2 OF 2

PRELIMINARY PLAT
RUSSELL ADDITION
LOT 1, BLOCK 1

130,671 SQ. FT. / 3.00 ACRES
BEING A TRACT OF LAND SITUATED IN THE
JESSE MATLOCK SURVEY, ABSTRACT NO. 1244
CITY OF GODLEY, JOHNSON COUNTY, TEXAS



PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Garland, TX 75043
P 214.349.9465
F 214.481.8716
Firm No. 10168800
www.cbglctx.com

OWNER: R AND J INVESTMENTS
OWNER: JOSEPH ELKHATIB
6301 MEADOW LAKES DRIVE
NORTH RICHLAND HILLS, TEXAS 76180
PHONE: 817-876-8774
EMAIL: rjinvestments214@gmail.com

SCALE: 1"=60' / DATE: 04-14-2025 / JOB NO. 2502520 / DRAWN BY: CAJ

General Warranty Deed

Date: 2/23/24

Grantor: Staci Yarbrough
Robert Yarbrough
12701 County Road 1131
Godley, Texas 76044

Grantee: R and J Investments
6301 Meadow Lakes Dr.
North Richland Hills, Texas 76180

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged.

Property (including any improvements):

3.0 Acre Tract

TRACT I

BEING A 3.000 ACRE TRACT OF LAND SITUATED IN THE JESSIE MATLOCK SURVEY, ABSTRACT NUMBER 1244, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 10 ACRE TRACT OF LAND DESCRIBED BY DEED TO STACI YARBROUGH, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2011-30064, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING AT A 1/2" CAPPED IRON ROD FOUND STAMPED "REECER FOX" AT THE SOUTHEAST CORNER OF SAID CALLED 10 ACRE TRACT, SAME BEING THE LOWER NORTHEAST CORNER OF A CALLED 20.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO GODLEY INDEPENDENT SCHOOL DISTRICT, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2018-25731, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE WEST LINE OF A CALLED 161.403 ACRE TRACT OF LAND DESCRIBED BY DEED TO GARY M. MATLOCK, AS TRUSTEE OF THE MATLOCK CHILDREN'S TRUST E F/B/O GARY M. MATLOCK, CREATED UNDER THE MATLOCK CHILDREN'S TRUST, DATED JUNE 9, 2000, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2011-30302, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 31 MINUTES 58 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 229.95 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "5649" AT AN ANGLE POINT IN THE NORTH LINE OF SAID CALLED 20.00 ACRE TRACT, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "REECER FOX" BEARS FOR REFERENCE SOUTH 89 DEGREES 14 MINUTES 29 SECONDS WEST, A DISTANCE OF 297.28 FEET;

THENCE NORTH 00 DEGREES 38 MINUTES 53 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE UPPER EAST LINE OF SAID CALLED 20.00 ACRE TRACT, A DISTANCE OF 376.37 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "RPLS 5649" AT THE UPPER NORTHEAST CORNER OF SAID CALLED 20.00 ACRE TRACT, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "REECER FOX" BEARS FOR REFERENCE SOUTH 34 DEGREES 01 MINUTES 23 SECONDS EAST, A DISTANCE OF 10.50 FEET;

THENCE SOUTH 89 DEGREES 18 MINUTES 09 SECONDS WEST, DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID CALLED 20.00 ACRE TRACT, A DISTANCE OF 36.42 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "REECER FOX", BEING ON THE WEST LINE OF SAID CALLED 10 ACRE TRACT, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "REECER FOX" BEARS FOR REFERENCE SOUTH 89 DEGREES 18 MINUTES 09 SECONDS WEST, A DISTANCE OF 23.71 FEET;

THENCE NORTH 15 DEGREES 05 MINUTES 53 SECONDS EAST, DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID CALLED 10 ACRE TRACT, A DISTANCE OF 190.05 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHWEST CORNER OF SAID CALLED 10 ACRE TRACT;

THENCE NORTH 89 DEGREES 22 MINUTES 29 SECONDS EAST, DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID CALLED 10 ACRE TRACT, A DISTANCE OF 215.02 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", FROM WHICH A 60-D NAIL FOUND AT THE UPPER NORTHEAST CORNER OF SAID CALLED 10 ACRE TRACT BEARS NORTH 89 DEGREES 22 MINUTES 29 SECONDS EAST, A DISTANCE OF 160.82 FEET;

THENCE SOUTH 00 DEGREES 37 MINUTES 31 SECONDS EAST, DEPARTING SAID NORTH LINE AND OVER AND ACROSS SAID CALLED 10 ACRE TRACT, A DISTANCE OF 559.90 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 3.000 ACRES OR 130,683 SQUARE FEET OF LAND, MORE OR LESS.

Reservations from and Exceptions to Warranty and Conveyance:

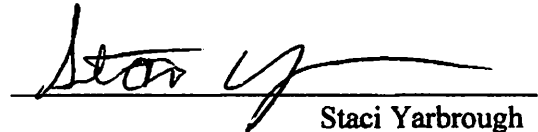
This conveyance is made and accepted subject to the following matters, to the extent they are in effect at this time: Any and all restrictions, covenants, conditions, reservations and easements, if any relating to the property, but only to the extent they are still in effect, shown of record in the real property records of Johnson County, Texas, including any easement, roadway dedication.

This conveyance includes any and all mineral rights including oil and gas leases, mineral severances, interests, and royalty rights.

X X X X X X X X X X X X

Grantors, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grant, sell, and convey to the Grantee the property, together with all singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantees' heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantees' heirs executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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


Staci Yarbrough


Robert Yarbrough

Grantor Witness Acknowledgement

State of Texas County of Hood

Witness

Before me, Kelly Wilkerson, on this day personally appeared Staci & Robert Yarbrough, known to me (or proved to me on the basis of satisfactory evidence), to be the person whose name is subscribed as a witness to the foregoing instrument of writing, and after being duly sworn by me stated on oath that he/she saw the Grantor who executed the foregoing instrument, subscribe the same (or that the Grantor who executed such instrument of writing acknowledged in his/her presence that he/she had executed the same for the purposes and consideration therein expressed), and that he/she had signed the same as a witness at the request of the Grantor.

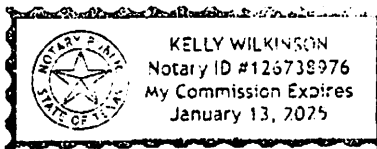

Notary Public, State of Texas

Kelly Wilkinson 2/13/2024
Notary's Typed or printed name

My Commission Expires:

1/13/2025

Stamp

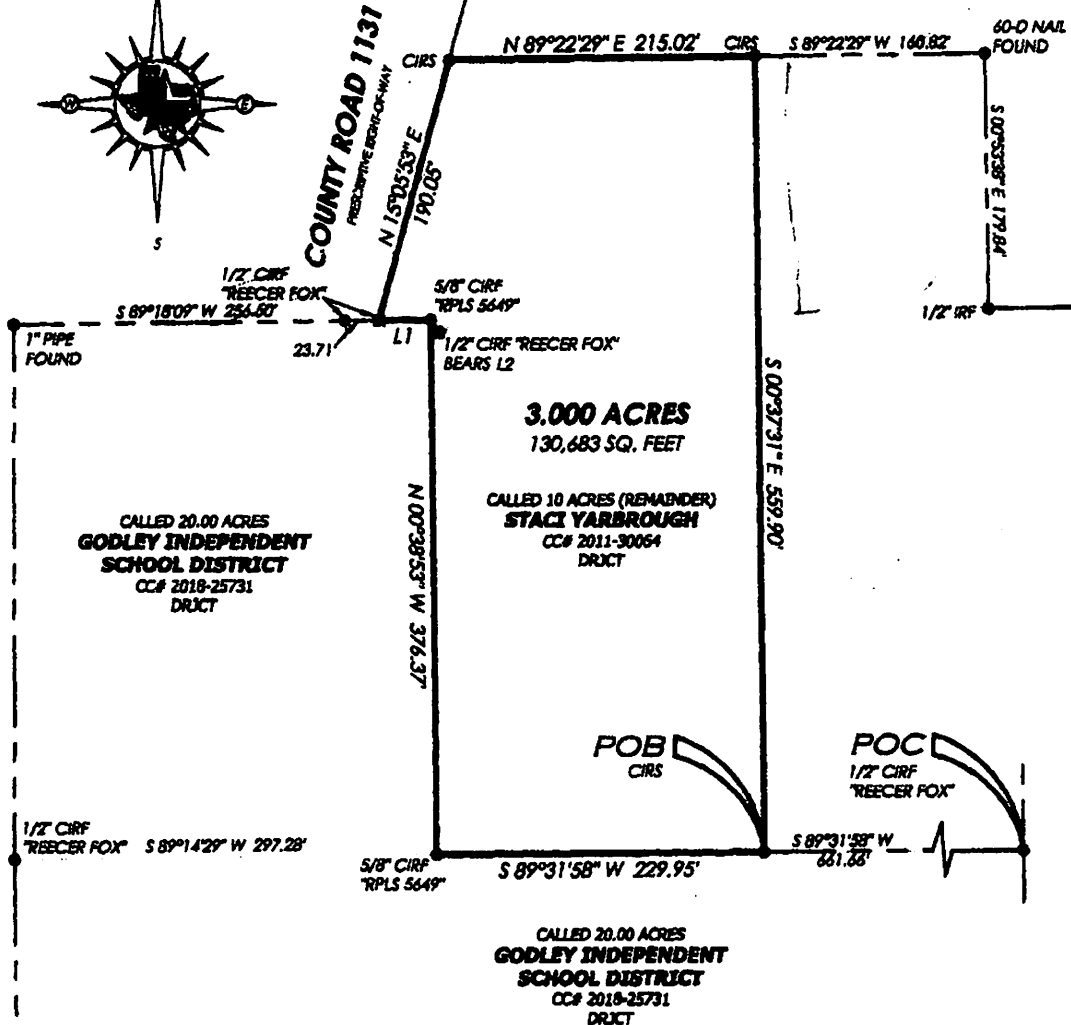
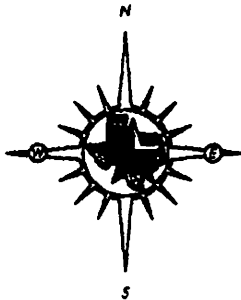


BOUNDARY SURVEY

3.000 ACRES OF LAND SITUATED IN THE JESSIE MATLOCK SURVEY, ABSTRACT NO. 1244, IN JOHNSON COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 89°18'07" W	84.42'
L2	S 34°01'23" E	10.30'

CALLLED 27.923 ACRES (REMAINDER)
MURRY PLUNK AND
DIANNE PLUNK
VOLUME 2395, PAGE 478
DRJCT

**GENERAL NOTES**

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4302.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED EASEMENTS ARE SHOWN. THIS SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.

SURVEYOR CERTIFICATION:

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY. THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OF, OR HAS BEEN ADVISED OF ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

LEGEND

- TELEPHONE PEDISTAL
- POWER POLE
- BARBED WIRE FENCE
- IRON FENCE
- DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
- PLJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
- CC# = COUNTY CLERK'S INSTRUMENT NUMBER
- IRF = IRON ROD FOUND
- IRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"
- OHE = OVERHEAD ELECTRIC



Marshall Miller
MARSHALL W. MILLER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6882
STATE OF TEXAS
FEBRUARY 16, 2022



-LONESTAR-
LAND SURVEYING, LLC
TRPELS FIRM# 10194707
5815 COUNTY ROAD 804A,
BOULDER, TX 76033

METES & BOUNDS DESCRIPTION

BEING A 3.000 ACRE TRACT OF LAND SITUATED IN THE JESSIE MATLOCK SURVEY, ABSTRACT NUMBER 1244, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 10 ACRE TRACT OF LAND DESCRIBED BY DEED TO STACI YARBROUGH, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2011-30064, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" CAPPED IRON ROD FOUND STAMPED "REECER FOX" AT THE SOUTHEAST CORNER OF SAID CALLED 10 ACRE TRACT, SAME BEING THE LOWER NORTHEAST CORNER OF A CALLED 20.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO GODLEY INDEPENDENT SCHOOL DISTRICT, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2018-25731, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING ON THE WEST LINE OF A CALLED 161.403 ACRE TRACT OF LAND DESCRIBED BY DEED TO GARY M. MATLOCK, AS TRUSTEE OF THE MATLOCK CHILDREN'S TRUST E F/B/O GARY M. MATLOCK, CREATED UNDER THE MATLOCK CHILDREN'S TRUST, DATED JUNE 9, 2000, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2011-30302, DEED RECORDS, JOHNSON COUNTY, TEXAS;

THENCE SOUTH 89 DEGREES 31 MINUTES 58 SECONDS WEST, ALONG THE SOUTH LINE OF SAID CALLED 10 ACRE TRACT, BEING COMMON WITH THE LOWER NORTH LINE OF SAID CALLED 20.00 ACRE TRACT, A DISTANCE OF 661.66 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", BEING THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 31 MINUTES 58 SECONDS WEST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 229.95 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "5649" AT AN ANGLE POINT IN THE NORTH LINE OF SAID CALLED 20.00 ACRE TRACT, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "REECER FOX" BEARS FOR REFERENCE SOUTH 89 DEGREES 14 MINUTES 29 SECONDS WEST, A DISTANCE OF 297.28 FEET;

THENCE NORTH 00 DEGREES 38 MINUTES 53 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE UPPER EAST LINE OF SAID CALLED 20.00 ACRE TRACT, A DISTANCE OF 376.37 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "RPLS 5649" AT THE UPPER NORTHEAST CORNER OF SAID CALLED 20.00 ACRE TRACT, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "REECER FOX" BEARS FOR REFERENCE SOUTH 34 DEGREES 01 MINUTES 23 SECONDS EAST, A DISTANCE OF 10.50 FEET;

THENCE SOUTH 89 DEGREES 18 MINUTES 09 SECONDS WEST, DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID CALLED 20.00 ACRE TRACT, A DISTANCE OF 36.42 FEET, TO A 1/2" CAPPED IRON ROD FOUND STAMPED "REECER FOX", BEING ON THE WEST LINE OF SAID CALLED 10 ACRE TRACT, FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "REECER FOX" BEARS FOR REFERENCE SOUTH 89 DEGREES 18 MINUTES 09 SECONDS WEST, A DISTANCE OF 23.71 FEET;

THENCE NORTH 15 DEGREES 05 MINUTES 53 SECONDS EAST, DEPARTING SAID NORTH LINE AND ALONG THE WEST LINE OF SAID CALLED 10 ACRE TRACT, A DISTANCE OF 190.05 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE NORTHWEST CORNER OF SAID CALLED 10 ACRE TRACT;

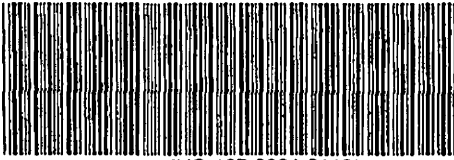
THENCE NORTH 89 DEGREES 22 MINUTES 29 SECONDS EAST, DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID CALLED 10 ACRE TRACT, A DISTANCE OF 215.02 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", FROM WHICH A 60-D NAIL FOUND AT THE UPPER NORTHEAST CORNER OF SAID CALLED 10 ACRE TRACT BEARS NORTH 89 DEGREES 22 MINUTES 29 SECONDS EAST, A DISTANCE OF 160.82 FEET;

THENCE SOUTH 00 DEGREES 37 MINUTES 31 SECONDS EAST, DEPARTING SAID NORTH LINE AND OVER AND ACROSS SAID CALLED 10 ACRE TRACT, A DISTANCE OF 559.90 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 3.000 ACRES OR 130,683 SQUARE FEET OF LAND, MORE OR LESS.

C:\Users\Marsh\OneDrive\Surveying\Discs\2022\Projects\220067_12509_C8_11\11\12500_Preliminary\2021_Boundary Survey.dwg



-LONESTAR-
LAND SURVEYING, LLC
 TEPALS FIRM# 10184707
 9816 COUNTY ROAD 604A
 DUBLIN, TX 76008
 MARSHALL.MILLER@LONESTARSURVEYING.COM



VG-137-2024-5112

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2024 - 5112

Real Property Recordings

Recorded On: February 27, 2024 01:15 PM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$45.00

***** 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 - 5112
Receipt Number: 20240227000139
Recorded Date/Time: February 27, 2024 01:15 PM
User: Michelle P

Station: ccl44

Record and Return To:

R AND J INVESTMENTS
6301 MEADOW LAKES DR
ENV
NORTH RICHLAND HILLS TX 76180



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