

## **AGENDA PLACEMENT FORM**

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

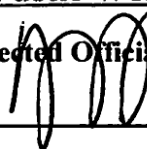
**Date:** June 6, 2025

**Meeting Date:** June 23, 2025

**Submitted By:** Julie Edmiston

**Department:** Public Works

**Signature of Elected Official/Department Head:**



<b>Court Decision:</b> <small>This section to be completed by County Judge's Office</small>
  <div style="color: red; font-weight: bold; font-size: 1.2em;">6-23-25</div>

**Description:**

Consideration of Variance to Postpone the Requirement for Construction of  
Roadway within the Dedicated Right-of-Way for a Proposed Subdivision,  
Located in the J. Williams Survey, Abstract No. 891, 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 Marshall Miller Date 06/04/2025

Phone Number 8179358701

Email Address marshall.miller@lonestarlandsurveying.com

#### Property Information for Variance Request:

Property 911 address 3016 CR 805, Cleburne

Subdivision name McClain Estates Block 1 Lot 1-8

Survey J. Williams Abstract 891 Acreage 15.242

Request Variance from building a road

Reason for request Construction not necessary at this time

#### Provide the following with this request:

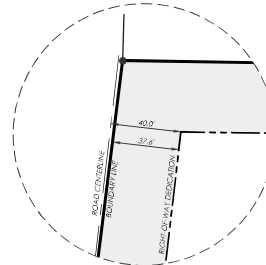
- ☐ Copy of plat (if property has been platted)
- ☒ Copy of property deed
- ☐ Survey or drawing showing existing structures



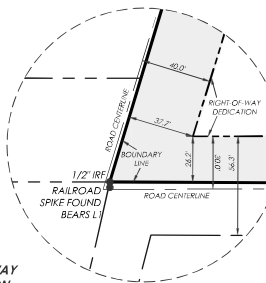
LARRY R. MCCLURE  
VOLUME 745, PAGE 220  
DRCT

CALLED 5.02 ACRES  
TY L. BOMAN AND  
BRITTANY R. BOMAN  
CC# 2012-12238  
DRCT

POINT OF  
BEGINNING  
5/8" CIR  
"TRANS-TEXAS"  
N-6832794.52  
E-2327918.23



CALLLED 14.437 ACRES  
RYAN CLINT NEIGHBORS AND  
LYDIA PATRICIA NEIGHBORS  
CC# 2023-34976  
DRCT



**FLOOD STATEMENT**

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48261C0100, EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN).

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 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.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAITS 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.

**SURVEYOR'S CERTIFICATION**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT AND THE FIELD NOTES MADE A PART THEREOF 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.

EXECUTED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

**PRELIMINARY**  
This document shall not be  
recorded for any purpose and shall  
not be used or viewed or relied  
upon as a final survey document.

MARSHALL W. MILLER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6882

**JOHNSON COUNTY APPROVAL BLOCK**

PLAT RECORDED IN YEAR \_\_\_\_ INSTRUMENT # \_\_\_\_

SLIDE \_\_\_\_

DATE \_\_\_\_

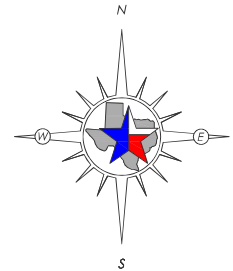
COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

APPROVED:  
JOHNSON COUNTY COMMISSIONER'S COURT

DATE \_\_\_\_

COUNTY JUDGE



SCALE: 1"= 100'  
0' 100' 200'

**FINAL PLAT**  
**LOTS 1 THRU 8, BLOCK 1**  
**McCLAIN ESTATES**  
AN ADDITION TO THE ETJ OF THE CITY OF KEENE,  
JOHNSON COUNTY, TEXAS,  
BEING 15.242 ACRES OF LAND SITUATED IN THE J.  
WILLIAMS SURVEY, ABSTRACT NUMBER 891,  
JOHNSON COUNTY, TEXAS



**-LONESTAR-**  
**LAND SURVEYING, LLC**  
TBPELS FIRM# 10194707

3521 SW WILSHIRE BLVD.,  
JOSHUA, TX 76058  
817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

PROJECT NUMBER: 241280 DATE: JUNE 4, 2025  
REVISED DATE:  
REVISION NOTES:

SHEET 1 OF 2

**LEGEND**  
DRCT = DEED RECORDS, JOHNSON COUNTY, TEXAS  
PLCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS  
CC# = COUNTY CLERK'S INSTRUMENT NUMBER  
IRF = IRON ROD FOUND  
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF JOHNSON

WHEREAS, ELIZABETH A. ROBINETT, MARY A. PAGE, MELVIN MCCLAIN, MARJORIE G. MCCOY, LAURIE J. MOBBS AND MICHAEL T. MCCLAIN, OWNERS OF A 15.242 ACRE TRACT OF LAND SITUATED IN THE J. WILLIAMS SURVEY, ABSTRACT NUMBER 891, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 15.243 ACRE TRACT OF LAND DESCRIBED BY DEED TO ELIZABETH A. ROBINETT, MARY A. PAGE, MELVIN MCCLAIN, MARJORIE G. MCCOY, LAURIE J. MOBBS AND MICHAEL T. MCCLAIN, RECORDED IN COUNTY CLERKS INSTRUMENT NO. 2023-34975, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8" CAPPED IRON ROD FOUND STAMPED "TRANS-TEXAS" AT THE NORTHEAST CORNER OF SAID CALLED 15.243 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 14.437 ACRE TRACT OF LAND DESCRIBED BY DEED TO RYAN CLINT NEIGHBORS AND LYDIA PATRICIA NEIGHBORS, RECORDED IN COUNTY CLERKS INSTRUMENT NUMBER 2023-34976, AND BEING ON THE SOUTH LINE OF A CALLED 5.02 ACRE TRACT OF LAND DESCRIBED BY DEED TO TY L. BOWMAN AND BRITTANY R. BOWMAN, RECORDED IN COUNTY CLERKS INSTRUMENT NUMBER 2012-12238, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 5/8" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 5.02 ACRE TRACT BEARS SOUTH 89 DEGREES 11 MINUTES 24 SECONDS EAST, A DISTANCE OF 627.36 FEET;

**THENCE** SOUTH 00 DEGREES 59 MINUTES 47 SECONDS WEST, ALONG THE EAST LINE OF SAID CALLED 15.243 ACRE TRACT, BEING COMMON WITH THE WEST LINE OF SAID CALLED 14.437 ACRE TRACT, A DISTANCE OF 1279.65 FEET, TO A COTTON SPINDLE FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 15.243 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 14.437 ACRE TRACT, AND BEING IN THE APPROXIMATE CENTERLINE OF WEST OAKDALE STREET, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A COTTON SPINDLE FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 14.437 ACRE TRACT BEARS SOUTH 89 DEGREES 36 MINUTES 34 SECONDS EAST, A DISTANCE OF 484.33 FEET;

**THENCE** NORTH 89 DEGREES 45 MINUTES 14 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTH LINE OF SAID CALLED 15.243 ACRE TRACT AND WITH SAID CENTERLINE, A DISTANCE OF 672.34 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 15.243 ACRE TRACT, BEING AT THE INTERSECTION OF APPROXIMATE CENTERLINES OF SAID WEST OAKDALE STREET AND COUNTY ROAD 805, A PRESCRIPTIVE RIGHT-OF-WAY, FROM WHICH A RAILROAD SPIKE FOUND BEARS FOR REFERENCE SOUTH 00 DEGREES 39 MINUTES 44 SECONDS WEST, A DISTANCE OF 3.05 FEET;

**THENCE** NORTH 14 DEGREES 41 MINUTES 51 SECONDS EAST, DEPARTING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID CALLED 15.243 ACRE TRACT, AND WITH THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 805, A DISTANCE OF 686.97 FEET, TO A COTTON SPINDLE FOUND;

**THENCE** NORTH 07 DEGREES 05 MINUTES 17 SECONDS EAST, CONTINUING ALONG SAID WEST LINE AND WITH SAID CENTERLINE, A DISTANCE OF 629.50 FEET, TO A 5/8" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID CALLED 15.243 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID CALLED 5.02 ACRE TRACT;

**THENCE** SOUTH 89 DEGREES 09 MINUTES 49 SECONDS EAST, DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID CALLED 15.243 ACRE TRACT, BEING COMMON WITH THE SOUTH LINE OF SAID CALLED 5.02 ACRE TRACT, A DISTANCE OF 419.58 FEET, TO THE **POINT OF BEGINNING**, AND CONTAINING 15.242 ACRES OR 663.955 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

THAT ELIZABETH A. ROBINETT, MARY A. PAGE, MELVIN MCCLAIN, MARJORIE G. MCCOY, LAURIE J. MOBBS AND MICHAEL T. MCCLAIN, OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOTS 1 THRU 8, BLOCK 1, MCCLAIN ESTATES** AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

WITNESS, MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

ELIZABETH A. ROBINETT BY MARJORIE G. MCCOY AS POA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

WITNESS, MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

MARY A. PAGE BY MARJORIE G. MCCOY AS POA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

WITNESS, MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

MELVIN MCCLAIN BY MICHAEL T. MCCLAIN AS POA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

WITNESS, MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

MARJORIE G. MCCOY

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

WITNESS, MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

LAURIE J. MOBBS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

WITNESS, MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

MICHAEL T. MCCLAIN

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

JOHNSON COUNTY APPROVAL BLOCK

PLAT RECORDED IN YEAR \_\_\_\_\_, INSTRUMENT # \_\_\_\_\_

SLIDE \_\_\_\_\_

DATE \_\_\_\_\_

COUNTY CLERK, JOHNSON COUNTY, TEXAS

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

PLAT NOTES

1. THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.

2. EASEMENTS, SETBACKS AND ROW DEDICATION:

UTILITY EASEMENT

15' FROM LOT LINE IN FRONT AND BACK

15' FROM LOT LINE ON THE SIDES

BUILDING LINES

30' FROM LOT LINE (STATE HIGHWAY & FM)

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

RIGHT-OF-WAY DEDICATION

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

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

\*UNLESS OTHERWISE REQUIRED BY MASTER THOROUGHFARE PLAN

3. THIS SUBDIVISION IS LOCATED WITHIN THE ETJ OF THE CITY OF KEENE.

4. THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON PLAT IS FOR SINGLE FAMILY RESIDENTIAL.

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

6. UTILITY PROVIDERS:

WATER: CITY OF KEENE 817-641-3336

SEWER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC: UNITED COOPERATIVE SERVICES 817-447-9292

PRIVATE 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 OWNERS 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.

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.

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 CONJUNCTIVE 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.



—LONESTAR—  
LAND SURVEYING, LLC  
TBPELS FIRM# 10194707  
3521 SW WILSHIRE BLVD.,  
JOSHUA, TX 76058  
817-935-8701

MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

OWNERS:

MARJORIE G. MCCOY  
811 E. FRANKLIN ST  
HILLSBORO, TX 76445  
817-929-7188

MICHAEL T. MCCLAIN  
281 SUNSET TERRACE  
CEDAR PARK, TX 78613  
512-469-4795

LAURIE J. MOBBS  
221 W LANCASTER #3002  
FORT WORTH, TX 76102

ELIZABETH A. ROBINETT  
13 BEAVER ISLAND  
GRANITE SHOALS, TX 75654

MARY A. PAGE  
114 O'BANNON DR  
HUNTSVILLE, TX 77330

MELVIN MCCLAIN  
2109 BULLSHEAD RD  
STANDFORDVILLE, NY 12581

PROJECT NUMBER: 241280  
REVISED DATE:  
REVISION NOTES:

DATE: MAY 8, 2025

**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.**

**Partition Deed**

**Date:** October 4<sup>th</sup>, 2023

**First Party:** Nancy Neighbors, dealing with separate property

**First Party's Mailing Address:**

P.O. Box 172  
Keene, Texas 76059

**Second Party:** Elizabeth A. Robinett nee Merckle, Mary A. Page nee McMillin, Melvin McClain, Marjorie G. McCoy, Laurie J. Mobbs, and Michael T. McClain, dealing with separate property

**Second Party's Mailing Address:**

Elizabeth A. Robinett nee Merckle  
13 Beaver Island  
Granite Shoals, TX 78654

Mary A. Page nee McMillin  
114 O'Bannon Dr.  
Huntsville, TX 77320

Melvin McClain  
2109 Bullshead Rd.  
Standfordville, NY 12581

Marjorie G. McCoy  
811 E. Franklin St.  
Hillsboro, TX 76645

Laurie J. Mobbs  
221 W Lancaster #3002  
Fort Worth, TX 76102

Michael T. McClain  
281 Sunset Terrace  
Cedar Park, TX 78613

**Consideration:** Partition of the Property in accordance with a family settlement between the First Party and Second Party.

**Partition of Share Number One Property**

**Share Number One Property (including any improvements):**

The 10.563-acre tract described on Exhibit A, attached and incorporated by reference as though set forth verbatim herein.

**Reservations from Conveyance:**

None

**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 restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Second Party, and other instruments, other than conveyances of the surface fee estate, that affect the Share Number One Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2023, which First Party assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which First Party assumes, and all other matters that appear of record in the real property records of Johnson County, Texas and which pertain to or affect the Property.

In addition to the foregoing, First Party and Second Party agree that the Share Number One Property shall be burdened with the following restrictive covenants, which shall run with the Share Number One Property and be binding on all successors and assigns:

- a. There shall be no mobile homes or manufactured homes permitted on the Share Number One Property. The use of a trailer, recreational vehicle, motorhome, or other mobile dwelling as a residence is prohibited.
- b. Sexually-oriented businesses are prohibited on the Share Number One Property.
- c. Commercial feed lots for cattle and other animals are prohibited on the Share Number One Property.
- d. Slaughtering animals for commercial purposes is prohibited on the Share Number One Property.
- e. Commercial solar panels are prohibited on the Share Number One Property. This paragraph does not prevent the use of solar panels on the Share Number One Property for the purpose of generating electricity to be used primarily on the Share Number One Property.
- f. Commercial wind turbines are prohibited on the Share Number One Property.
- g. Injection wells (whether for use in the production of hydrocarbons or otherwise) are prohibited on the Share Number One Property.

- h. The prevailing party in a suit to interpret or enforce these restrictive covenants shall be entitled to recover their reasonable and necessary attorney's fees.

First Party shall have and possess in severalty the Share Number One Property, and Second Party, for the Consideration and subject to the Reservations from Share Number One Conveyance and the Exceptions to Share Number One Conveyance and Warranty, grants and conveys to First Party all of Second Party's interest in the Share Number One Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to First Party and First Party's heirs, successors, and assigns forever. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded. Second Party binds Second Party and Second Party's heirs and successors to warrant and forever defend all and singular the Share Number One Property to First Party and First Party'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 Second Party, but not otherwise, except as to the Reservations from Share Number One Conveyance and the Exceptions to Share Number One Conveyance and Warranty.

Any income related to the Share Number One Property, including but not limited to rents, agriculture income, and income related to the mineral estate of Share Number One Property (including but not limited to bonus payments and royalty payments) shall be the property of First Party as of the Date of this conveyance.

### **Partition of Share Number Two Property**

#### **Share Number Two Property (including any improvements):**

The 14.437-acre tract and the 15.243-acre tract described on Exhibit B, attached and incorporated by reference as though set forth verbatim herein.

#### **Reservations from Conveyance:**

None

#### **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 restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than First Party, and other instruments, other than conveyances of the surface fee estate, that affect the Share Number Two Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2023, which Second Party assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Second Party assumes, and all other matters that appear of record in the real property records of Johnson County, Texas and

which pertain to or affect the Property.

In addition to the foregoing, First Party and Second Party agree that the Share Number Two Property shall be burdened with the following restrictive covenants, which shall run with the Share Number Two Property and be binding on all successors and assigns:

- a. There shall be no mobile homes or manufactured homes permitted on the Share Number Two Property. The use of a trailer, recreational vehicle, motorhome, or other mobile dwelling as a residence is prohibited.
- b. Sexually-oriented businesses are prohibited on the Share Number Two Property.
- c. Commercial feed lots for cattle and other animals are prohibited on the Share Number Two Property.
- d. Slaughtering animals for commercial purposes is prohibited on the Share Number Two Property.
- e. Commercial solar panels are prohibited on the Share Number Two Property. This paragraph does not prevent the use of solar panels on the Share Number Two Property for the purpose of generating electricity to be used primarily on the Share Number Two Property.
- f. Commercial wind turbines are prohibited on the Share Number Two Property.
- g. Injection wells (whether for use in the production of hydrocarbons or otherwise) are prohibited on the Share Number Two Property.
- h. The prevailing party in a suit to interpret or enforce these restrictive covenants shall be entitled to recover their reasonable and necessary attorney's fees.

Second Party shall have and possess in severalty the Share Number Two Property, and First Party, for the Consideration and subject to the Reservations from Share Number Two Conveyance and the Exceptions to Share Number Two Conveyance and Warranty, grants and conveys to Second Party (in the fractional interests set out below) all of First Party's interest in the Share Number Two Property:

To Elizabeth A. Robinett nee Merckle, ¼ of First Party's interest  
To Mary A. Page nee McMillin, ¼ of First Party's interest  
To Melvin McClain, ¼ of First Party's interest  
To Marjorie G. McCoy, 1/16 of First Party's interest  
To Laurie J. Mobbs, 1/16 of First Party's interest  
To Michael T. McClain, 1/8 of First Party's interest

Together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Second Party and Second Party's heirs, successors, and assigns forever. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded. First Party binds First Party and First Party's heirs and successors to warrant and forever defend all and singular the Share Number Two Property to Second Party (in the interests set forth above) and Second Party'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 First Party, but not otherwise, except as to the Reservations from Share Number Two Conveyance and the Exceptions to Share Number Two Conveyance and Warranty.



Any income related to the Share Number Two Property, including but not limited to rents, agriculture income, and income related to the mineral estate of Share Number Two Property (including but not limited to bonus payments and royalty payments) shall be the property of Second Party as of the Date of this conveyance.

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

**This deed has been prepared based on information furnished by the Parties. No independent title search has been made or examined by Hines & Maxwell, PLLC.**

Signature pages to follow

FIRST PARTY:

Nancy Neighbors  
Nancy Neighbors

STATE OF TEXAS §

COUNTY OF Johnson §

This instrument was acknowledged before me on September 14, 2023 by Nancy Neighbors.



Crystal Sparkman  
Notary Public, State of Texas

SECOND PARTY:

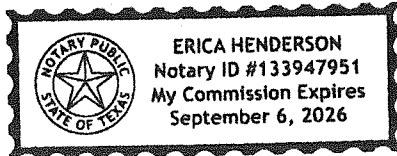
Elizabeth A. Robinett

Elizabeth A. Robinett nee Merckle

STATE OF Texas §

COUNTY OF Burnet §

This instrument was acknowledged before me on 9-19-23 by Elizabeth Robinett nee Merckle.



Erica Henderson

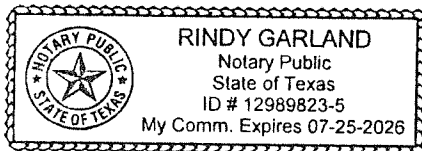
Notary Public, State of Texas

SECOND PARTY:

Mary A. Page  
Mary A. Page nee McMillin

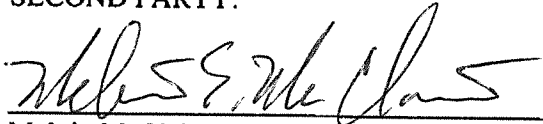
STATE OF Texas §  
COUNTY OF Walker §

This instrument was acknowledged before me on Sept. 15, 2023 by Mary A. Page nee McMillin.



Rindy Garland  
Notary Public, State of Texas

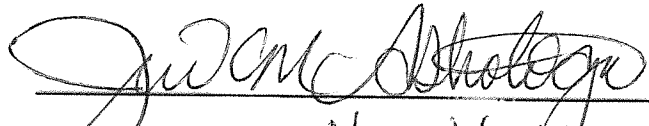
SECOND PARTY:

  
Melvin McClain

STATE OF New York §

COUNTY OF Dutchess §

This instrument was acknowledged before me on 4<sup>th</sup>. Oct. 2023 by Melvin McClain.

  
Notary Public, State of New York

Jill M. Astrologo  
Notary Public State of New York  
No. 01AS6207674  
Qualified in Dutchess County  
My Commission Exp. 6/15/2025

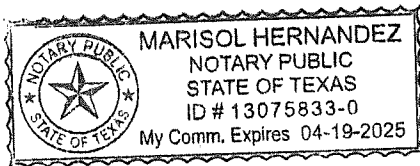
SECOND PARTY:

Marjorie G. McCoy  
Marjorie G. McCoy

STATE OF Texas §

COUNTY OF Hill §

This instrument was acknowledged before me on 9-13-2023 by Marjorie McCoy.



Marisol Hernandez  
Notary Public, State of Texas

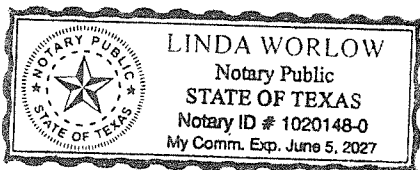
SECOND PARTY:

Laurie J. Mobbs  
Laurie J. Mobbs

STATE OF Texas §

COUNTY OF Johnson §

This instrument was acknowledged before me on Sept 15, 2023 by Laurie J. Mobbs.



Linda Worlow  
Notary Public, State of Texas

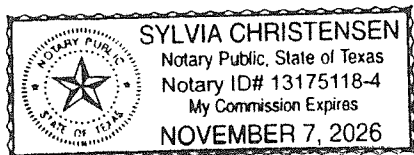
SECOND PARTY:

Michael T. McClain  
Michael T. McClain

STATE OF Texas §

COUNTY OF Williamson §

This instrument was acknowledged before me on 9/13/2023 by Michael T. McClain.



[Signature]  
Notary Public, State of Texas

## EXHBIT A TO PARTITION DEED



**PROPERTY DESCRIPTION**

**TRACT ONE**

**10.563 ACRES**

BEING A TRACT OF LAND LOCATED IN THE J. WILLIAMS SURVEY, ABSTRACT NO. 891, JOHNSON COUNTY, TEXAS AND BEING PART OF A CALLED 19-1/2 ACRE TRACT OF LAND DESCRIBED AS "TRACT 1" IN A DEED RECORDED IN VOLUME 1447, PAGE 489, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), PART OF A CALLED 5 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1447, PAGE 493, O.P.R.J.C.T. AND PART OF A CALLED 5 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3892, PAGE 794, O.P.R.J.C.T., ALSO KNOWN AS PART OF BLOCK 61 AND BLOCK 69, OF THE MAP OF THE ADVENT PROPERTY IN JOHNSON COUNTY, TEXAS, AS RECORDED IN VOLUME 59, PAGE 480, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN WEST OAKDALE STREET, FOR THE SOUTHEAST CORNER OF SAID 5 ACRE TRACT AS DESCRIBED IN SAID VOLUME 3892, PAGE 794, O.P.R.J.C.T. AND BEING THE NORTHEAST CORNER OF LOT 2, BLOCK 1, MEDRANO ESTATES, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2020-197, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.);

THENCE, N 89°29'17" W, WITH SAID WEST OAKDALE STREET, A DISTANCE OF 366.71 FEET TO A COTTON SPINDLE SET IN ASPHALT FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 2, SAID MEDRANO ESTATES BEARS, N 89°29'17" W, A DISTANCE OF 293.45 FEET;

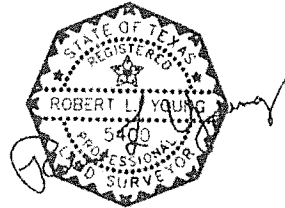
THENCE, N 01°42'23" E, A DISTANCE OF 1276.34 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE NORTH LINE OF SAID 19-1/2 ACRE TRACT AND BEING IN THE SOUTH LINE OF A CALLED 5.02 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2012-12238, O.P.R.J.C.T., FROM WHICH A 5/8" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 19-1/2 ACRE TRACT BEARS, N 89°10'35" W, A DISTANCE OF 919.70 FEET;

THENCE, S 89°10'35" E, WITH THE NORTH LINE OF SAID 19-1/2 ACRE TRACT, AT A DISTANCE OF 127.96 FEET, PASSING A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 5.02 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF A CALLED 50.77 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2017-7736, O.P.R.J.C.T., CONTINUING IN ALL A TOTAL DISTANCE OF 350.40 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE SOUTH LINE OF SAID 50.77 ACRE TRACT, FOR THE NORTHEAST CORNER OF SAID 19-1/2 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED ONE ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 595, PAGE 841, O.P.R.J.C.T.;

THENCE, S 00°32'57" W, AT A DISTANCE OF 4.19 FEET, PASSING A 4-1/2" STEEL FENCE POST FOUND, CONTINUING IN ALL A TOTAL DISTANCE OF 614.87 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF A CALLED 83.487 ACRE TRACT

OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1252, PAGE 247,  
O.P.R.J.C.T., FOR THE SOUTHEAST CORNER OF SAID 19-1/2 ACRE TRACT:

**THENCE, S 01°22'17" W, WITH THE EAST LINE OF SAID 5 ACRE TRACT AS  
DESCRIBED IN SAID VOLUME 1447, PAGE 493, O.P.R.J.C.T. AND SAID 5 ACRE TRACT  
AS DESCRIBED IN SAID VOLUME 3892, PAGE 794, O.P.R.J.C.T. A DISTANCE OF 659.35  
FEET TO THE PLACE OF BEGINNING AND CONTAINING 10.563 ACRES OF LAND,  
AS SURVEYED ON THE GROUND ON MARCH 2, 2022 UNDER THE SUPERVISION OF  
ROBERT L. YOUNG, R.P.L.S. NO. 5400. ALL BEARINGS RECITED HEREIN ARE  
CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH  
CENTRAL ZONE (4202), NAD83 (NA2011). SEE THE ACCOMPANYING SURVEY MAP  
ATTACHED HERETO AND MADE A PART HEREOF.**



## EXHBIT B TO PARTITION DEED

**PROPERTY DESCRIPTION**

**TRACT TWO**

**14.437 ACRES**

BEING A TRACT OF LAND LOCATED IN THE J. WILLIAMS SURVEY, ABSTRACT NO. 891, JOHNSON COUNTY, TEXAS AND BEING PART OF A CALLED 19-1/2 ACRE TRACT OF LAND DESCRIBED AS "TRACT I" AND PART OF A CALLED 11.6 ACRE TRACT OF LAND DESCRIBED AS "TRACT II", IN A DEED RECORDED IN VOLUME 1447, PAGE 489, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), PART OF A CALLED 5 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1447, PAGE 493, O.P.R.J.C.T., PART OF A CALLED 5 ACRE TRACT OF LAND DESCRIBED AS "NORTH HALF OF LOT 61", AS DESCRIBED IN A DEED RECORDED IN VOLUME 1447, PAGE 493, O.P.R.J.C.T., AND PART OF A CALLED 5 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3892, PAGE 794, O.P.R.J.C.T. ALSO KNOWN AS PART OF BLOCK 68, BLOCK 69, BLOCK 62 AND BLOCK 61, OF THE MAP OF THE ADVENT PROPERTY IN JOHNSON COUNTY, TEXAS, AS RECORDED IN VOLUME 59, PAGE 480, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE NORTH LINE OF SAID 19-1/2 ACRE TRACT AND BEING IN THE SOUTH LINE OF A CALLED 5.02 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2012-12238, O.P.R.J.C.T., FROM WHICH A 5/8" IRON ROD FOUND IN ASPHALT IN CLEBURNE AND MANSFIELD ROAD (COUNTY ROAD NO. 805), FOR THE NORTHWEST CORNER OF SAID 19-1/2 ACRE TRACT BEARS, N 89°10'35" W, A DISTANCE OF 419.59 FEET;

THENCE, S 89°10'35" E, WITH NORTH LINE OF SAID 19-1/2 ACRE TRACT AND WITH THE SOUTH LINE OF SAID 5.02 ACRE TRACT, A DISTANCE OF 500.11 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 5.02 ACRE TRACT BEARS, S 89°10'35" E, A DISTANCE OF 127.96 FEET;

THENCE, S 01°42'23" W, A DISTANCE OF 1276.34 FEET TO A COTTON SPINDLE SET IN ASPHALT IN WEST OAKDALE STREET, AND BEING IN THE SOUTH LINE OF SAID 5 ACRE TRACT AS DESCRIBED IN SAID VOLUME 3892, PAGE 794, O.P.R.J.C.T. AND IN THE NORTH LINE OF LOT 2, BLOCK 1, MEDRANO ESTATES, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 2020-197, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.), FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1 BEARS, S 89°29'17" E, A DISTANCE OF 366.71 FEET;

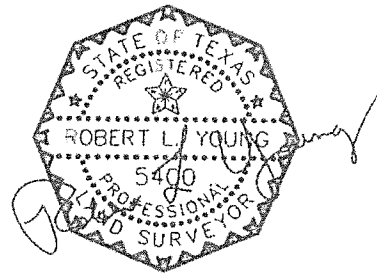
THENCE, WITH SAID WEST OAKDALE STREET THE FOLLOWING BEARINGS AND DISTANCES:

N 89°29'17" W, A DISTANCE OF 293.45 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 5 ACRE TRACT AS DESCRIBED IN SAID VOLUME 3892, PAGE 794, O.P.R.J.C.T., THE SOUTHEAST CORNER OF SAID 11.6 ACRE TRACT, THE NORTHEAST CORNER OF A CALLED 4.34 ACRE TRACT OF

LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2020-39523, O.P.R.J.C.T. AND BEING THE NORTHWEST CORNER OF LOT 1, SAID MEDRANO ESTATES;

N 89°45'36" W, A DISTANCE OF 190.89 FEET TO A COTTON SPINDLE SET IN THE NORTH LINE OF SAID 4.34 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND IN ASPHALT AT THE INTERSECTION OF SAID WEST OAKDALE STREET AND SAID CLEBURNE AND MANSFIELD ROAD (COUNTY ROAD NO. 805), FOR THE SOUTHWEST CORNER OF 11.6 ACRE TRACT BEARS, N 89°45'36" W, A DISTANCE OF 672.36 FEET;

**THENCE, N 00°59'51" E, CROSSING SAID 11.6 ACRE TRACT, SAID 5 ACRE TRACT, AS DESCRIBED IN SAID 1447, PAGE 493, O.P.R.J.C.T. AND SAID 19-1/2 ACRE TRACT, A DISTANCE OF 1279.73 FEET TO THE PLACE OF BEGINNING AND CONTAINING 14.437 ACRES OF LAND, AS SURVEYED ON THE GROUND ON MARCH 2, 2022 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.**



**PROPERTY DESCRIPTION**

**TRACT THREE**

**15.243 ACRES**

**BEING A TRACT OF LAND LOCATED IN THE J. WILLIAMS SURVEY, ABSTRACT NO. 891, JOHNSON COUNTY, TEXAS AND BEING PART OF A CALLED 19-1/2 ACRE TRACT OF LAND DESCRIBED AS "TRACT I" AND PART OF A CALLED 11.6 ACRE TRACT OF LAND DESCRIBED AS "TRACT II" IN A DEED RECORDED IN VOLUME 1447, PAGE 489, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.) AND PART OF A CALLED 5 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1447, PAGE 493, O.P.R.J.C.T. ALSO KNOWN AS PART OF BLOCK 68 AND BLOCK 62 OF THE MAP OF THE ADVENT PROPERTY IN JOHNSON COUNTY, TEXAS, AS RECORDED IN VOLUME 59, PAGE 480, DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A 5/8" IRON ROD FOUND IN ASPHALT IN CLEBURNE AND MANSFIELD ROAD (COUNTY ROAD NO. 805), FOR THE NORTHWEST CORNER OF SAID 19-1/2 ACRE TRACT, THE NORTHEAST CORNER OF A CALLED 8.75 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 745, PAGE 220, O.P.R.J.C.T., THE SOUTHEAST CORNER OF A CALLED 6.60 ACRE TRACT OF LAND DESCRIBED AS "SECOND TRACT" IN A DEED RECORDED IN VOLUME 745, PAGE 220, O.P.R.J.C.T. AND THE SOUTHWEST CORNER OF A CALLED 5.02 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2012-12238, O.P.R.J.C.T.;**

**THENCE, S 89°10'35" E, WITH NORTH LINE OF SAID 19-1/2 ACRE TRACT AND WITH THE SOUTH LINE OF SAID 5.02 ACRE TRACT, A DISTANCE OF 419.59 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET, FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 5.02 ACRE TRACT BEARS. S 89°10'35" E, A DISTANCE OF 628.07 FEET;**

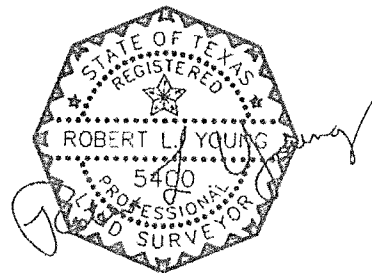
**THENCE, S 00°59'51" W, A DISTANCE OF 1279.73 FEET TO A COTTON SPINDLE SET IN ASPHALT IN WEST OAKDALE STREET, AND BEING IN THE SOUTH LINE OF SAID 5 ACRE TRACT AND IN THE NORTH LINE OF A CALLED 4.34 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2020-39523, O.P.R.J.C.T., FROM WHICH A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 11.6 ACRE TRACT BEARS, S 89°45'36" E, A DISTANCE OF 190.89 FEET;**

**THENCE, N 89°45'36" W, WITH SAID WEST OAKDALE STREET, A DISTANCE OF 672.36 FEET TO A 1/2" IRON ROD FOUND IN ASPHALT AT THE INTERSECTION OF SAID WEST OAKDALE STREET AND SAID CLEBURNE AND MANSFIELD ROAD (COUNTY ROAD NO. 805), FOR THE SOUTHWEST CORNER OF 11.6 ACRE TRACT, THE SOUTHEAST CORNER OF A CALLED 32.166 ACRE TRACT OF LAND DESCRIBED AS "TRACT I" IN A DEED RECORDED IN INSTRUMENT NO. 2017-28357, O.P.R.J.C.T., THE NORTHEAST CORNER OF A CALLED 10.289 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1341, PAGE 659, O.P.R.J.C.T. AND BEING THE NORTHWEST CORNER OF LOT 2, BLOCK 1, ROBINSON ESTATE, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGE 330, P.R.J.C.T.;**

**THENCE, WITH SAID CLEBURNE AND MANSFIELD ROAD (COUNTY ROAD NO. 805),  
THE FOLLOWING BEARINGS AND DISTANCES:**

N 16°42'06" E, A DISTANCE OF 687.01 FEET TO A COTTON SPINDLE SET IN  
ASPHALT FOR THE NORTHWEST CORNER OF SAID 5 ACRE TRACT AS  
DESCRIBED IN SAID VOLUME 1447, PAGE 493, O.P.R.J.C.T. AND BEING THE  
SOUTHWEST CORNER OF SAID 19-1/2 ACRE TRACT;

N 07°05'05" E, A DISTANCE OF 629.53 FEET TO THE **PLACE OF BEGINNING  
AND CONTAINING 15.243 ACRES OF LAND**, AS SURVEYED ON THE  
GROUND ON MARCH 2, 2022 UNDER THE SUPERVISION OF ROBERT L.  
YOUNG, R.P.L.S. NO. 5400. ALL BEARINGS RECITED HEREIN ARE  
CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH  
CENTRAL ZONE (4202), NAD83 (NA2011). SEE THE ACCOMPANYING SURVEY  
MAP ATTACHED HERETO AND MADE A PART HEREOF.



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

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**Instrument Number:** 2023 - 34975

eRecording - Real Property

Deed

Recorded On: December 19, 2023 02:17 PM

Number of Pages: 20

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

Total Recording: \$98.00

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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: 2023 - 34975  
Receipt Number: 20231219000051  
Recorded Date/Time: December 19, 2023 02:17 PM  
User: Linda B  
Station: ccl30

**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*