

AGENDA PLACEMENT FORM

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

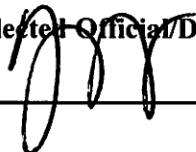
Date: June 11, 2025

Meeting Date: June 23, 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> |
|  <div style="color: red; font-weight: bold; font-size: 1.2em;">6-23-25</div> |

Description:

Consideration of Variance to Lift Requirement of Credible Evidence of
Groundwater Availability for a Proposed Subdivision of One Lot, to be Served
by a Private Water well, Located in the W.O. Merriwether Survey, Abstract NO.
555, in Precinct #4.

(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 Keith Bryant Date 6-9-25

Phone Number 817-517-4807

Email Address Keith.grandee@yahoo.com

Property Information for Variance Request:

Property 911 address 10724 E. FM 916

Subdivision name Bryant Acres Block 1 Lot 1

Survey _____ Abstract _____ Acreage _____

Request waive groundwater availability cert. due to high cost.

Reason for request We're selling the land & the Ground-water Availability Certification is too costly

Provide the following with this request:

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

JOHNSON COUNTY, TEXAS NOTES:

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
2. THE DESIGNATION OF THE PROPOSED USAGE FOR THIS PLAT IS FOR RESIDENTIAL.
3. UTILITY PROVIDERS:
- WATER SERVICE PROVIDED BY PRIVATE WELL.
- ELECTRIC SERVICE IS TO BE PROVIDED BY ONCOR ELECTRIC SERVICES. PHONE 888-313-6862
- SEWER SERVICE IS PROVIDED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS.

4. FLOOD STATEMENT:

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 48251C0350-J, EFFECTIVE DATE DECEMBER 04, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE 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".

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 DRAINAGEWAYS OR FOR THE CONTROL OF EROSION.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER UPON PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS, WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

5. UTILITY EASEMENT:

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

6. UTILITY EASEMENTS:

15' FROM LOT LINE IN FRONT
15' FROM LOT LINE IN BACK
5' FROM LOT LINE ON THE SIDES

7. RIGHT-OF-WAY DESIGNATION:

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)

8. BUILDING LINES:

50' FROM LOT LINE (STATE HWY. & F.M.)
25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROADS)

9. FILING A PLAT:

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

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

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

11. PRIVATE SEWAGE FACILITY

ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH.

INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MAINTAIN FUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

12. DUTIES OF DEVELOPER/PROPERTY OWNER

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

THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO 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.

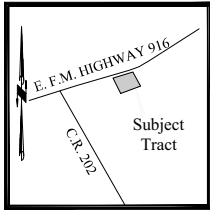
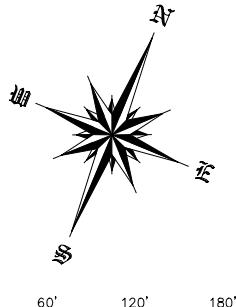
JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.

13. INDEMNITY.

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

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

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



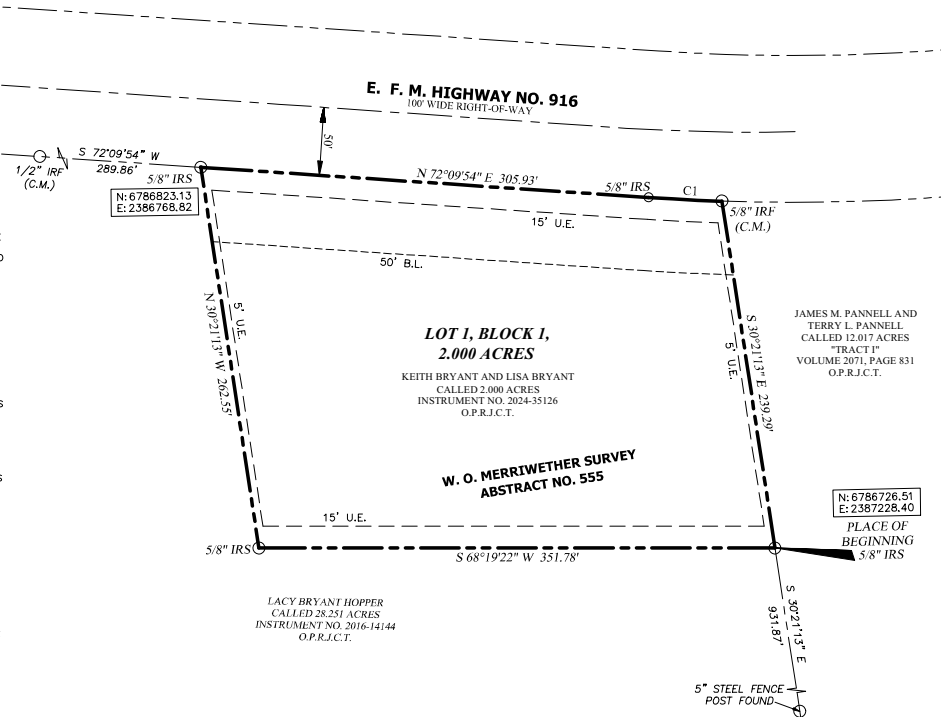
VICINITY MAP
(NOT TO SCALE)

LEGEND

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

SURVEYOR'S NOTES:

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011). ALL DISTANCES SHOWN ARE GRID. SCALE FACTOR IS 1.000000000.
2. THE SURVEY PERFORMED ON THE GROUND OF THE SUBJECT PROPERTY AND THE PREPARATION OF A DEPICTION OF THE RESULTS THEREOF ON THIS FINAL PLAT AND PROPERTY DESCRIPTION WERE PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THEREFORE THERE MAY BE EASEMENTS OR OTHER MATTERS THAT COULD EXIST AND ARE NOT SHOWN.



PROPERTY DESCRIPTION

BEING A TRACT OF LAND LOCATED IN THE W. O. MERRIWETHER SURVEY, ABSTRACT NO. 555, JOHNSON COUNTY, TEXAS AND BEING PART OF A CALLED 28,251 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-14144, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (O.P.R./J.C.T.), ALSO BEING DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2024-31526, O.P.R./J.C.T., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET (N:6786726.51, E:2387228.40) IN THE EASTERLY LINE OF SAID 28,251 ACRE TRACT AND BEING IN THE WESTERLY LINE OF A CALLED 12,017 ACRE TRACT (AS DESCRIBED IN A DEED RECORDED IN VOLUME 2071, PAGE 831, O.P.R./J.C.T.), FROM WHICH A 5/8" IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF SAID 28,251 ACRE TRACT AND BEING THE NORTHWESTERLY CORNER OF SAID 12,017 ACRE TRACT BEARS, N 30°21'13" W, A DISTANCE OF 239.29 FEET AND A 5" STEEL FENCE POST FOUND FOR THE SOUTHEASTERLY CORNER OF 28,251 ACRE TRACT BEARS, S 30°21'13" E, A DISTANCE OF 931.87 FEET;

THENCE, CROSSING SAID 28,251 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

S 68°19'22" W, GENERALLY ALONG A WIRE FENCE, A DISTANCE OF 351.78 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET;

N 30°21'13" W, A DISTANCE OF 262.55 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF E. F. M. HIGHWAY NO. 916, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF A CALLED 2,2952 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-34657, O.P.R./J.C.T. BEARS, S 72°09'54" W, A DISTANCE OF 289.86 FEET;

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID E. F. M. HIGHWAY NO. 916, THE FOLLOWING BEARINGS AND DISTANCES:

N 72°09'54" E, A DISTANCE OF 305.93 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1467.30 FEET AND A CENTRAL ANGLE OF 1°57'24";

NORTHEASTERLY WITH SAID CURVE TO THE LEFT, A CHORD BEARING OF N 71°11'12" E, A CHORD DISTANCE OF 50.10 FEET AND AN ARC LENGTH OF 50.11 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF SAID 28,251 ACRE TRACT AND BEING THE NORTHWESTERLY CORNER OF SAID 12,017 ACRE TRACT;

THENCE, S 30°21'13" E, WITH THE EASTERLY LINE OF SAID 28,251 ACRE TRACT AND WITH THE WESTERLY LINE OF SAID 12,017 ACRE TRACT, A DISTANCE OF 239.29 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2,000 ACRES OF LAND.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:

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

BY: KEITH BRYANT DATE

BY: LISA BRYANT DATE

STATE OF TEXAS
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY KEITH BRYANT, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF JOHNSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY LISA BRYANT, 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 CERTIFICATION

THAT I, ROBERT L. YOUNG, DO CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND ON JUNE 11, 2024, AND THAT THE CORNER MONUMENTS, ANGLES POINT OF CURVES, BOUNDARY MARKERS ARE CORRECTLY SHOWN THEREON AND HAVE BEEN MARKED, AND WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

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

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5400

FINAL PLAT
SHOWING

LOT 1, BLOCK 1,
BRYANT ACRES

AN ADDITION TO JOHNSON COUNTY, TEXAS,
BEING 2,000 ACRES OF LAND LOCATED IN THE
W. O. MERRIWETHER SURVEY, ABSTRACT NO. 555,
JOHNSON COUNTY, TEXAS

PELS NO. 10722700



401 N. NOLAN RIVER ROAD
CLEBURNE, TEXAS 76033
OFFICE: 817-556-3440
www.trans-tx.com

Scale: 1"=60' Date: 06/04/2025 DWG: 20240047-FINAL PLAT
Drawn: JDD Checked: LGB Job: 20240047

PLAT RECORDED IN

YEAR _____ INSTRUMENT # _____

SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY CLERK

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|----------|------------|--------------|---------------|-------------|
| C1 | 1467.30' | 50.11' | 50.10' | N 71°11'12" E | 1°57'24" |

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____ DAY OF _____, 20____

COUNTY JUDGE

OWNER:

KEITH BRYANT AND LISA BRYANT
50 CR 208
VOCA, TEXAS 76887
PHONE: 817-517-4807

Notice of Confidentiality Rights:

If you are a natural person, you may remove or Strike any of the following information from this Instrument before it is filed for record in the public records: Your social security number or your driver's license number.

GENERAL WARRANTY DEED

Date: December 6, 2024

Grantor: Lacey Bryant Hopper as a part of her separate property and Estate

Grantor's Mailing Address: 10636 E. FM 916, Grandview, Johnson County, Texas 76050

Grantee: Keith Bryant and spouse, Lisa Bryant

Grantee's Mailing Address: 50 CR 208, Voca, McCulloch County, Texas 76887

Consideration: Ten and No/100 (\$10.00) and other good and valuable consideration.

Property:

Being a tract of land located in the W. O. Merriweather Survey, Abstract No. 555, Johnson County, Texas and being part of a called 28.251 acre tract of land as described in a Deed recorded in Instrument No. 2016-14144, Official Public Records, Johnson County, Texas (O.P.R.J.C.T.), and being more particularly described by metes and bounds in attached Exhibit A.

Reservations from and Exception to Conveyance and Warranty: None

1. Visible and apparent easements on or across the subject property.
2. Any portion of the subject property lying within the boundaries of a public or private roadway, whether dedicated or not.
3. Any and all restrictions, covenants, assessments, reservations, outstanding oil, gas and mineral leases, if any, outstanding mineral interest held by third parties, conditions, and easements, if any, relating to the herein above described property, but only to the extent they are still in effect and shown of record in the herein above mentioned County and State or to the extent that they are apparent upon reasonable inspection of the property; and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but

only to the extent they are still in effect and relating to the herein above described 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 and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, successors and assigns 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.

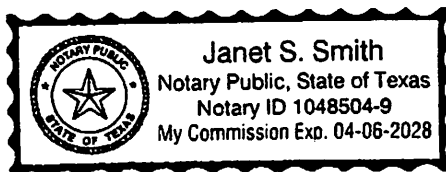
This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

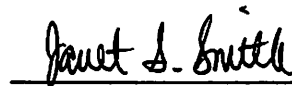
Executed this 12th day of December, 2024.


Lacey Bryant Hopper

STATE OF TEXAS }
 }
COUNTY OF MCCULLOCH }

This instrument was acknowledged before me on the 12th of December, 2024 by Lacey Bryant Hopper.




Notary Public in and for the
State of Texas

PROPERTY DESCRIPTION

TRACT TWO

2.000 ACRES

BEING A TRACT OF LAND LOCATED IN THE W. O. MERRIWEATHER SURVEY, ABSTRACT NO. 555, JOHNSON COUNTY, TEXAS AND BEING PART OF A CALLED 28.251 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2016-14144, 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 25, 2024 UNDER THE SUPERVISION OF ROBERT L. YOUNG, R.P.L.S. NO. 5400.

BEGINNING AT A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET (N:6786726.51, E:2387228.40) IN THE EASTERLY LINE OF SAID 28.251 ACRE TRACT AND BEING IN THE WESTERLY LINE OF A CALLED 12.017 ACRE "TRACT I" AS DESCRIBED IN A DEED RECORDED IN VOLUME 2071, PAGE 831, O.P.R.J.C.T., FROM WHICH A 5/8" IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF SAID 28.251 ACRE TRACT AND BEING THE NORTHWESTERLY CORNER OF SAID 12.017 ACRE TRACT BEARS, N 30°21'13" W, A DISTANCE OF 239.29 FEET AND A 5" STEEL FENCE POST FOUND FOR THE SOUTHEASTERLY CORNER OF 28.251 ACRE TRACT BEARS, S 30°21'13" E, A DISTANCE OF 931.87 FEET;

THENCE, CROSSING SAID 28.251 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

S 68°19'22" W, GENERALLY ALONG A WIRE FENCE, A DISTANCE OF 351.78 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET;

N 30°21'13" W, A DISTANCE OF 262.55 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF F. M. HIGHWAY NO. 916, FROM WHICH A 1/2" IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF A CALLED 2.2952 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2021-34657, O.P.R.J.C.T. BEARS, S 72°09'54" W, A DISTANCE OF 289.86 FEET;

THENCE, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID F. M. HIGHWAY WAY NO. 916, THE FOLLOWING BEARINGS AND DISTANCES:

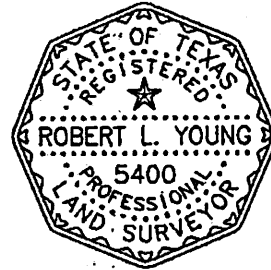
N 72°09'54" E, A DISTANCE OF 305.93 FEET TO A 5/8" IRON ROD WITH A RED PLASTIC CAP STAMPED "TRANS TEXAS SURVEYING" SET AT THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1467.30 FEET AND A CENTRAL ANGLE OF 1°57'24";

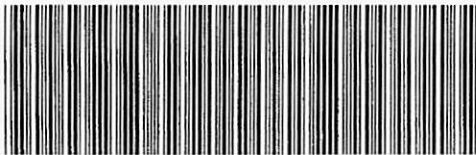
NORTHEASTERLY WITH SAID CURVE TO THE LEFT, A CHORD BEARING OF N 71°11'12" E, A CHORD BEARING OF 50.10 FEET AND AN ARC LENGTH OF 50.11 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEASTERLY CORNER OF SAID 28.251 ACRE TRACT AND BEING THE NORTHWESTERLY CORNER OF SAID 12.017 ACRE TRACT;

THENCE, S 30°21'13" E, WITH THE EASTERLY LINE OF SAID 28.251 ACRE TRACT AND WITH THE WESTERLY LINE OF SAID 12.017 ACRE TRACT, A DISTANCE OF 239.29 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.000 ACRES OF LAND. SEE THE ACCOMPANYING SURVEY MAP ATTACHED HERETO AND MADE A PART HEREOF.

05/16/2024

Robert L. Young





VG-137-2024-35126

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2024 - 35126

Real Property Recordings

Recorded On: December 12, 2024 02:12 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** 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 - 35126
Receipt Number: 20241212000133
Recorded Date/Time: December 12, 2024 02:12 PM
User: Amanda T
Station: ccl83

Record and Return To:

LISA BRYANT
PO BOX 591
ENV
BRADY TX 76825



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