

**AGENDA PLACEMENT FORM**

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

**Date:** October 2, 2025

**Meeting Date:** October 14, 2025

**Submitted By:** Julie Edmiston

**Department:** Development Services

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

*Jennifer VanderLaan*

**Description:**

Consideration of Variance to allow Platting and Permitting on a Proposed  
Subdivision of Three Lots, with One Lot having 125.50' of Road Frontage  
instead of the Required 150', 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**

<p><b>Court Decision:</b> This section to be completed by County Judge's Office</p>  <p>10-14-2025</p>
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## 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 Austin E. Loignon Date 10/01/2025

Phone Number (817) 991-0274

Email Address austinloignon@icloud.com

Property Information for Variance Request:

Property 911 address 6225 Woodard Ave.

Subdivision name Loignon Estates Block 1 Lot 1

Survey Jackson County School Land Abstract 435 Acreage 5.689

Request Allow road frontage of less than 150 feet for Lot 1.

Reason for request The road frontage for Lol 1 was reduced by 25.50 feet for the ROW being dedicat

ROW was revealed after extra acerage was purchased to accomodate 150ft road frontage.

Provide the following with this request:

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

(CALLED 9.172 ACRES)  
 PETYON SQUIRES  
 DOC NO. 2015-02847  
 D.R.J.C.T.

**WOODWARD AVENUE**  
 APPARENT PRESCRIPTIVE 50.0' RIGHT-OF-WAY

(CALLED 4.972 ACRES)  
 CHRIS MONTANEZ  
 DOC NO. 2017-00928  
 D.R.J.C.T.

RIGHT-OF-WAY  
 DEDICATION  
 3.431 SQ. FT. OR  
 0.079 ACRES

(CALLED 0.336 ACRES)  
 DALTON W. KING  
 DOC NO. 2020-2782  
 D.R.J.C.T.

REMAINDER OF  
 (CALLED 16.61 ACRES)  
 JAMES M. JOHNSON  
 VOL. 886, PG. 68  
 D.R.J.C.T.

(CALLED 22.306 ACRES)  
 BOBBY DAVID SELLERS, JR. &  
 HOLLEEN CATHY SELLERS, ETUX  
 DOC NO. 2022-41993  
 DOC NO. 2022-41594  
 D.R.J.C.T.

LOT 1, BLOCK 1  
 247,804 SQ. FT. OR  
 5.689 ACRES

LOT 2, BLOCK 1  
 108,900 SQ. FT. OR  
 2.500 ACRES

LOT 3, BLOCK 1  
 228,690 SQ. FT. OR  
 5.250 ACRES

(CALLED 0.849 ACRES)  
 THOMAS C. MONTANEZ  
 VOL. 1597, PG. 648  
 D.R.J.C.T.

(CALLED 0.849 ACRES)  
 THOMAS C. MONTANEZ  
 VOL. 1748, PG. 528  
 D.R.J.C.T.

(CALLED 0.849 ACRES)  
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 VOL. 1597, PG. 648  
 D.R.J.C.T.

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 D.R.J.C.T.

(CALLED 0.849 ACRES)  
 THOMAS C. MONTANEZ  
 VOL. 1597, PG. 648  
 D.R.J.C.T.

(CALLED 0.820 ACRES)  
 NICKOLA'S PARRISH  
 DOC NO. 22-00619  
 D.R.J.C.T.

TRACTS 1 & 2  
 (CALLED 4.045 ACRES)  
 SALETTA SHANNON MARY MORGAN  
 VOL. 3945, PG. 831  
 D.R.J.C.T.

RIGHT-OF-WAY  
 DEDICATION  
 9,861 SQ. FT. OR  
 0.226 ACRES

(CALLED 3.95 ACRES)  
 THOMAS C. MONTANEZ  
 VOL. 1748, PG. 528  
 D.R.J.C.T.

(CALLED 0.849 ACRES)  
 THOMAS C. MONTANEZ  
 VOL. 1597, PG. 648  
 D.R.J.C.T.

(CALLED 0.849 ACRES)  
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 VOL. 1597, PG. 648  
 D.R.J.C.T.

(CALLED 0.849 ACRES)  
 THOMAS C. MONTANEZ  
 VOL. 1597, PG. 648  
 D.R.J.C.T.

Plot Recorded In

Instrument #

Slide

Date

County Clerk, Johnson County, Texas

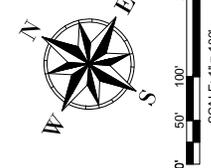
Deputy Clerk

**FINAL PLAT**  
**LOIGNON ESTATES**  
**LOTS 1-3, BLOCK 1**  
**BEING**  
**13.744 ACRES**  
**SITUATED IN THE**  
**JACKSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 435**  
**JOHNSON COUNTY, TEXAS**  
**AUGUST 05, 2025**

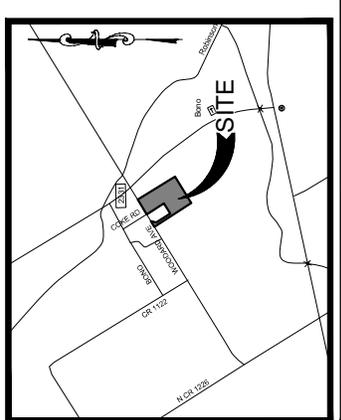
OWNER:  
 Austin E. Loignon and Leslie E. Loignon  
 3418 F.M. 2280  
 Cleburne, Texas 76031  
 Phone # 817-991-0274

BLUESTAR SURVEYING  
 FIRM NUMBER 101-47300  
 1214 S. SHAW, IRVING, TX 75039  
 WWW.BLUESTARSURVEYING.COM

SHEET 1 OF 2 DATE: 8/5/25



VICINITY MAP  
 NTS



JACKSON COUNTY SCHOOL LAND SURVEY  
 ABSTRACT NO. 435

(CALLED 20.38 ACRES)  
 JULIE LYNN HODGSON REVOCABLE TRUST  
 JULIE LYNN HODGSON TRUSTEE  
 DOC NO. 2024-29200  
 D.R.J.C.T.

(CALLED 0.849 ACRES)  
 THOMAS C. MONTANEZ  
 VOL. 1597, PG. 648  
 D.R.J.C.T.

NOTICE: THE USER ASSUMES ALL RISKS AND LIABILITIES. BLUESTAR SURVEYING, INC. AND ITS EMPLOYEES, AGENTS, OR CONTRACTORS ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ANY INFORMATION PROVIDED HEREIN. BLUESTAR SURVEYING, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. BLUESTAR SURVEYING, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. BLUESTAR SURVEYING, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. BLUESTAR SURVEYING, INC. IS AN EQUAL OPPORTUNITY EMPLOYER.



Truly Title GF # 25003512-32

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.

**General Warranty Deed with Vendor's Lien**

Executed this 30 day of June, 2025

Grantor: James M. Johnson and Sharla Johnson

Grantor's Mailing Address: \_\_\_\_\_

Grantee: Austin Eli Loignon and Leslie Esther Loignon, as a married couple

Grantee's Mailing Address: 3418 Fm 2280, Cleburne, TX 76031

Consideration: Cash and a note of even date executed by Grantee and payable to the order of AgTrust, ACA, as agent or nominee on behalf of its wholly owned subsidiaries, AgTrust, FLCA and/or AgTrust, PCA, as interest may appear ("Lender"), in the principal amount of Two Hundred Twenty One Thousand and 00/100 Dollars (\$221,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender, and by a first lien deed of trust of even date from Grantee to Joe H. Hayman, Trustee.

Property (including any improvements):

ATTACHED AS "EXHIBIT A"

Reservations from Conveyance: Grantor does expressly reserve unto themselves, their heirs and assigns, all minerals, including portion of common area of which Grantor is possessed (including but not by way of limitation, oil, gas, sulfur, coal, lignite and uranium), in, under and that may be produced from the land herein conveyed, including all royalties, bonus and delay rentals due and payable under any applicable oil, gas and mineral lease covering said land, provided, however, Grantor agrees that they will not use or occupy any portion of the surface of the property described above for the purpose of drilling wells, the development and transmission or storage of oil, gas or other minerals, or the exploration, drilling or development of an production of oil, gas and other mineral substances, and will not place any fixtures, equipment, buildings or structures of any kind on the surface of the aforementioned tract of land, however, nothing herein contained shall be construed as waiving, releasing or relinquishing any right, title or interest of Grantor in and to the oil, gas and other minerals reserved herein or the Grantor's right, title or interest of Grantor in and to the oil, gas or other minerals with wells drilled at surface locations off the aforementioned tract of land by means of directional drilling or any other method which does not require use of the surface of the property described above.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; taxes for 2021 and subsequent years, which Grantee assumes and agrees to pay; and ALL RESTRICTIONS LISTED AS EXHIBIT B ATTACHED HERETO.

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

Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendors' liens against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

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

*James M. Johnson*  
James M. Johnson

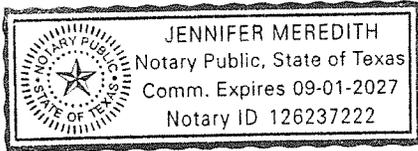
*Sharla K. Johnson*  
Sharla Johnson

STATE OF TEXAS

COUNTY OF Sohnson

This instrument was acknowledged before me on June 30, 2025, by James M. Johnson and Sharla Johnson.

(Notary Seal)



*Jenn Meredith*  
Notary Public, State of TEXAS

After recording return to:  
Austin Eli Loignon  
341B Fm 2280  
Cleburne, TX 76031

EXHIBIT A

BEING a 13.000 acre tract of land situated in the JACKSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 435, in Johnson County, Texas, being a portion of a called 16.61 acre tract of land described in a deed to James M. Johnson, recorded in Volume 886, Page 68, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the common corner of said called 16.61 acre tract, and a called 3.95 acre tract of land described in a deed to Thomas C. Montanez, recorded in Volume 1597, Page 645, Deed Records, Johnson County, Texas, said point being in south right-of-way line of Woodard Way;

THENCE, S 30°44'50" E, along the common line of said called 16.61 acre tract, and said called 3.95 acre tract, passing the common corner of said called 3.95 acre tract, and a called 5.205 acre tract of land described in a deed to Thomas C. Montanez, recorded in Volume 1597, Page 645, Deed Records, Johnson County, Texas, and continuing a total distance of 1001.66 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said called 16.61 acre tract, said called 5.205 acre tract, and being in the north line of a called 20.38 acre tract of land described in a deed to Julie L. Hodgson Revocable Trust, Julie L. Hodgson, Trustee, recorded in Document Number 2024-29200, Deed Records, Johnson County, Texas;

THENCE S 59°22'40" W, along the common line of said called 16.61 acre tract, and said called 20.38 acre tract, a distance of 714.54 feet to a 1/2 inch iron rod found for corner of said called 16.61 acre tract, and a called 22.306 acre tract of land described in a deed to Bobby D. Sellers, JR., and Holleen Sellers, et ux, recorded in Document Number 2022-41393, Deed Records, Johnson County, Texas;

THENCE N 31°34'17" W, along the common line of said called 16.61 acre tract, and said called 22.306 acre tract, a distance of 529.93 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 58°25'43" E, crossing said called 16.61 acre tract, a distance of 334.73 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 31°37'33" W, crossing said called 16.61 acre tract, a distance of 467.63 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner, said point being in the north line of said called 16.61 acre tract, and being in the south right-of-way line of said Woodard Way;

THENCE N 59°34'01" E, along the north line of said called 16.61 acre tract, and along the south right-of-way line of said Woodard Way, a distance of 394.64 feet to the POINT OF BEGINNING and containing 566,280 square feet or 13.000 acres of land more or less.

EXHIBIT B

Deed Restrictions

- Any building must be a site built home, 1,400 square foot or larger built on no less than 2.5 acre tracts.
- No manufactured homes or recreational vehicles on the property.

**Johnson County  
April Long  
Johnson County  
Clerk**

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**Instrument Number:** 2025 - 19011

eRecording - Real Property

Warranty Deed

Recorded On: July 01, 2025 11:31 AM

Number of Pages: 5

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

Total Recording: \$37.00

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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: 2025 - 19011  
Receipt Number: 20250701000073  
Recorded Date/Time: July 01, 2025 11:31 AM  
User: Amanda T  
Station: ccl83

**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*

**Truly Title GF #25005829-34**

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.

**General Warranty Deed with Vendor's Lien**

Executed this 15 day of August 2025.

Grantor: James M. Johnson and Sharla Johnson

Grantor's Mailing Address: \_\_\_\_\_

Grantee: Austin Loignon and Leslie Loignon

Grantee's Mailing Address: 3418 Fm 2280 Cleburne, Tx 76031

Consideration: Cash and a note of even date executed by Grantee and payable to the order of James M. Johnson and Sharla Johnson ("Lender"), in the principal amount of Fourteen Thousand Eight Hundred Eighty and 00/100 Dollars (\$14,880.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender, and by a first lien deed of trust of even date from Grantee to Liszewski Law, PLLC, Trustee.

Property (including any improvements):

ATTACHED AS "EXHIBIT A"

Reservations from Conveyance: Grantor does expressly reserve unto themselves, their heirs and assigns, all minerals, including portion of common area of which Grantor is possessed (including but not by way of limitation, oil, gas, sulfur, coal, lignite and uranium), in, under and that may be produced from the land herein conveyed, including all royalties, bonus and delay rentals due and payable under any applicable oil, gas and mineral lease covering said land, provided, however, Grantor agrees that they will not use or occupy any portion of the surface of the property described above for the purpose of drilling wells, the development and transmission or storage of oil, gas or other minerals, or the exploration, drilling or development of an production of oil, gas and other mineral substances, and will not place any fixtures, equipment, buildings or structures of any kind on the surface of the aforementioned tract of land, however, nothing herein contained shall be construed as waiving, releasing or relinquishing any right, title or interest of Grantor in and to the oil, gas and other minerals reserved herein or the Grantor's right, title or interest of Grantor in and to the oil, gas or other minerals with wells drilled at surface locations off the aforementioned tract of land by means of directional drilling or any other method which does not require use of the surface of the property described above.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; items attached herein as "EXHIBIT B"; and taxes for 2025 and subsequent years, which Grantee assumes and agrees to pay.

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

and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendors' liens against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

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

James M. Johnson  
James M. Johnson

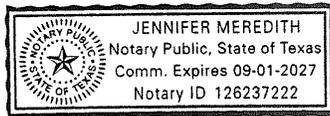
Sharla K. Johnson  
Sharla Johnson

STATE OF Texas

COUNTY OF Johnson

This instrument was acknowledged before me on August 15, 2025, by James M. Johnson and Sharla Johnson .

(Notary Seal)



JM  
Notary Public, State of Texas

**After recording return to:**  
Austin Loignon  
3418 Fm 2280  
Cleburne, TX. 76031

EXHIBIT A

BEING a 0.744 acre tract of land situated in the JACKSON COUNTY SCHOOL LAND SURVEY, ABSTRACT NUMBER 435, in Johnson County, Texas, being a portion of a called 16.61 acre tract of land described in a deed to James M. Johnson, recorded in Volume 886, Page 68, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod found for the common corner of said called 16.61 acre tract, and a called 22.306 acre tract of land described in a deed to Bobby D. Sellers, JR., and Holleen Sellers, et ux, recorded in Document Number 2022-41393, Deed Records, Johnson County, Texas, said point being in south right-of-way line of Woodard Way;

THENCE N 59°34'01" E, along the north line of said called 16.61 acre tract, and along the south right-of-way line of said Woodard Way, a distance of 150.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTARSURVEYING" set for corner;

THENCE S 14°34'01" w, crossing said called 16.61 acre tract, a distance of 124.66 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 31°33'31" E, crossing said called 16.61 acre tract, a distance of 384.914 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 58°25'43" W, crossing said called 16.61 acre tract, a distance of 60.00 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner, Sid point being in the common line of said called 106.61 acre tract, and said called 22.306 acre tract;

THENCE N 31°34'17" W, along the common line of said called 16.61 acre tract, and said called 22.306 acre tract, a distance of 474.27 feet to the POINT OF BEGINNING and containing 32,407 square feet or 0.744 acres of land more or less.

**EXHIBIT B – Restrictions**

- No new structures on tract
- No Fencing on east side or on road without both parties' agreement
- Current Seller's only has rights to access the current structures (farmhouse and storm cellar)
- Seller is paying all closing cost

**Johnson County  
April Long  
Johnson County  
Clerk**

**Instrument Number:** 2025 - 24263

eRecording - Real Property

Warranty Deed

Recorded On: August 18, 2025 11:40 AM

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: 2025 - 24263  
Receipt Number: 20250818000099  
Recorded Date/Time: August 18, 2025 11:40 AM  
User: Amanda T  
Station: ccl83

**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