

AGENDA PLACEMENT FORM

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

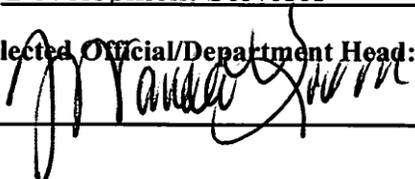
Date: October 28, 2025

Meeting Date: Novemeber 10, 2025

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:



Court Decision: <small>This section to be completed by County Judge's Office</small>
<p>Motions Below</p> <p>11-10-2025</p>

Description:

Consider Multiple Variance Requests for Proposed Subdivision, located in Precinct 4.

Motion to Deny Variance 1 - Fencing Variance



Motion to Approve Variance 2 - Pipe Variance



(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**



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 Dub Robinson Date 10/22/2025

Phone Number 832-499-4909

Email Address wrobinson@cayetanodevelopment.com

Property Information for Variance Request:

Property 911 address 424 County Rd. 207, Alvarado, Texas 76009

Subdivision name Estrella Block N/A Lot N/A

Survey Robert M. Billingsly and Jesse Billingsly Abstract 49 and 43 Acreage 243.620

Request Detention Pond Fencing & Storm Drain System

Reason for request Please see attached Memo and Site Plan for reference.

Provide the following with this request:

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

Estrella		
Variance Request	Johnson County Current Regulation	
<p>1. Remove the requirement for a security fence around detention pond. The area will not be publicly accessible, and the design ensures gradual side slopes of not more than 3:1.</p>	<p>Security fencing with a minimum height of six (6') feet shall encompass the detention storage area. The fence shall be designed so as to allow access for maintenance and so as not to restrict storm-water flow into or out of the detention basin.</p>	<p><i>Reference Appendix A, D) Storm Drainage Design Criteria, 7) Detention Ponds, (i), page 74.</i></p>
<p>2. Allow the use of pipe greater than 48" to handle stormwater. The limit of a 48" pipe will require the need for extra culverts in the subdivision. The topography and drainage have been professionally studied and engineered to handle storm events effectively using a combination of open channels and properly sized closed systems.</p>	<p>Storm drain system of conveying the 5-year frequency flood are required when water spread limits are exceeded. Closed pipe system shall be required for discharges up to and including the equivalent flow of a 48-inch pipe, unless the grade of the natural ground is less than 0.5%, then an enclosed pipe system shall be required for discharges up to and included 100c.f.s. (cubic feet per second).</p>	<p><i>Reference Appendix A, D) Storm Drainage Design Criteria, 4) Pipe System Requirements, (a), page 71.</i></p>

Memorandum

To: Jennifer Vanderlann

From: Rob Foster

Date: October 22, 2025

Re: Variance Requests on the Estrella Subdivision

This memorandum is to inform you about the variance requests related to all three phases of the Estrella Subdivision project (Development). Our team has been actively reviewing the Subdivision Rules and Regulations of Johnson County, TX (SRR) dated March 24, 2025. The variance requests are essential to accommodate the unique aspects of the project and to align with the community's needs and expectations.

REQUESTED VARIANCES

1. **Detention Pond Fencing**

Unnecessary Burden Justification:

Requiring security fencing around the detention pond presents an undue hardship as it significantly increases both construction and maintenance costs for the developer without clear safety or functional benefit. The area will not be publicly accessible, and the design ensures gradual side slopes of not more than 3:1 and safe maintenance berms that minimize risk to residents or passersby. Installing a fence may also create maintenance complications and obstruct aesthetics. (SRR, Appendix A.D.7.i)

2. Storm Drain System

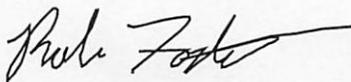
Unnecessary Burden Justification:

The Johnson County regulation limiting stormwater conveyance to a 48-inch equivalent closed pipe system poses a significant financial and constructability burden for this project. The Estrella Subdivision requires infrastructure that supports large-volume flows at specific areas. Limiting to 48-inch pipes will create extra culverts needed in the subdivision. The topography and drainage have been professionally studied and engineered to handle storm events effectively using a combination of open channels and properly sized closed systems, thus maintaining safety and performance while reducing overengineering. (SRR, Appendix A.D.4.a)

CONCLUSION

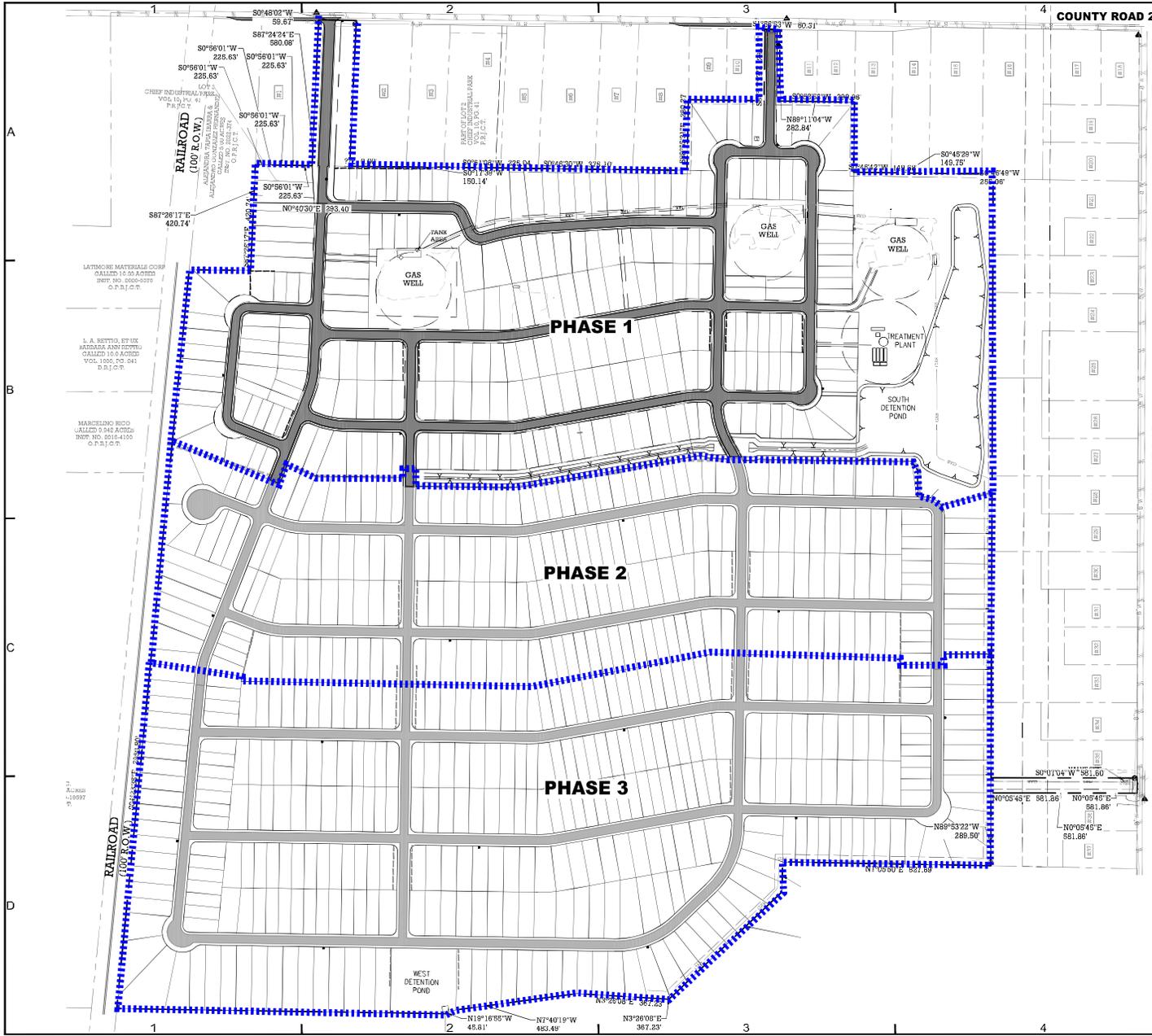
The variance requests for the Development are essential to accommodate the unique aspects of this project and align with the future community's needs and expectations. By addressing these variances, we can ensure that the project proceeds smoothly and meets the standards set forth by Johnson County's SSR. We appreciate your consideration of these requests and look forward to your feedback.

Thanks,



Rob Foster, P.E.

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REFER SHEET C1.1 FOR GENERAL NOTES



SCALE: 1" = 200'

200' 0' 100' 200' 400'

LEGEND

---	PROPERTY LINE	---	WOOD FENCE
---	ADDRESS LINE	---	CHAIN LINK FENCE
---	EASEMENT	---	BURIED CABLE
---	OVERHEAD ELECTRIC	---	BURIED WATER
---	ASPHALT PAVEMENT	---	BURIED GAS
---	IR RAINING WALL	---	BURIED ELECTRIC
---	EDGE OF GRAVEL	---	BURIED SEWER LINE
---	BARBED WIRE FENCE	---	FIRE HYDRANT
---	UTILITY POLE	---	WATER METER
---	OUT WIRE	---	WATER VALVE
---	TELEPHONE VAULT	---	WATER VAULT
---	FIBER OPTIC VAULT	---	GAS METER
---	TELEPHONE PEDESTAL	---	GAS VALVE
---	PHASE 1 CONCRETE CURB AND GUTTER	---	CURB AND GUTTER
---	PHASE 2 CONCRETE CURB AND GUTTER	---	ROADWAY
---	PHASE 3 CONCRETE CURB AND GUTTER	---	ROADWAY
---	BOUNDARY LINE	---	ROADWAY

SITE DATA PLAN

PHASE 1		
LOT TYPE:	LOT COUNT	% OF LOTS
45' LOTS	59	25
50' LOTS	59	25
60' LOTS	119	50
TOTAL	237	
PHASE 2		
TOTAL	222	
PHASE 3		
TOTAL	313	
ULTIMATE		
45' LOTS	193	25
50' LOTS	191	25
60' LOTS	388	50
TOTAL	772	

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY

481 WINSCOTT RD. STE. 200 • BENBROOK, TEXAS 76126
TEL: 817.438.1234 FAX: 817.438.1254
TX REG. SURVEYING FIRM NO. LS-10042504
WWW.TOPOGRAPHIC.COM

ESTRELLA - PHASE 1
JOHNSON COUNTY, TEXAS

NO.	DATE	REVISION DESCRIPTION

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR REFERRED OR RELIED UPON AS FINAL CONSTRUCTION DRAWINGS.

PLAN PREPARED UNDER THE DIRECT SUPERVISION OF ROBERT D. FOSTER, P.E. TEXAS REGISTRATION NO. 146079

SHEET TITLE:
SITE PLAN

DATE: 03/2025 DRAWN BY: C.F.T.
SHEET NO.:
C2.0

ESTRELLA - PHASE 1

S:\PROJECTS\ESTRELLA_PHASE1\DWG\ESTRELLA_PHASE1\OVERALL STORM SEWER PLAN.dwg



REFER SHEET C1.1 FOR GENERAL NOTES

SCALE: 1" = 200'

200' 0' 100' 200' 400'

LEGEND

PROPERTY LINE	WOOD FENCE
ADDRESS LINE	CHAIN LINK FENCE
EASEMENT	BURIED CABLE
OVERHEAD ELECTRIC	BURIED WATER
ASPHALT PAVEMENT	GAS
EDGE OF GRAVEL	BURIED ELECTRIC
BARBED WIRE FENCE	BURIED SEWER LINE
UTILITY POLE	FIRE HYDRANT
OUT WIRE	WATER METER
TELEPHONE VAULT	WATER VALVE
FIBER OPTIC VAULT	WATER VAULT
TELEPHONE FREESTAND	GAS METER
DRAINAGE ARROW	GAS VALVE
PROPOSED STORM SEWER	PHASE BOUNDARY
PROP. SEWER LINE	RETAINING WALL
PROP. SANITARY SEWER MANHOLE	
PROP. WATER LINE	
PROP. FIRE HYDRANT	

POTENTIALLY MORE STORM PIPES OVER 48" IN FUTURE PHASES. MAX 60" PIPE.

CALCS WILL BE PROVIDED AT THE TIME OF PLAT REVIEW AS WE ARE STILL IN QC AT THE MOMENT.

FOR VARIANCE #2

TOPOGRAPHIC
LOYALTY INNOVATION LEGACY

481 WINSCOTT RD. STE. 200 • BENBROOK, TEXAS 76126
TEL: 817.438.1234
TX REG. ENGINEERING FIRM NO. F-184805
TX REG. SURVEYING FIRM NO. LS-10042504
WWW.TOPOGRAPHIC.COM

ESTRELLA - PHASE 1
JOHNSON COUNTY, TEXAS

NO.	DATE	REVISION DESCRIPTION

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PLAN PREPARED UNDER THE DIRECT SUPERVISION OF ROBERT D. FOSTER, P.E. TEXAS REGISTRATION NO. 146079

SHEET TITLE:
OVERALL STORM SEWER PLAN

DATE: 03/2025	DRAWN BY: CFT
SHEET NO.: C4.09	

ESTRELLA - PHASE 1

50.85-

GF#2201143M

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY 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.

TEXAS GENERAL WARRANTY DEED

Date: February 10, 2022

Grantor: SILKEN, INC.

Grantor's Mailing Address (including county):

P.O. BOX 480
MIDLOTHIAN, ELLIS COUNTY, TX 76065

Grantee: GRANBURY REDDY LAND PARTNERS, A TEXAS GENERAL PARTNERSHIP

Grantee's Mailing Address (including county):

2 IVY BEND LANE
SUGAR LAND, TX 77479

Consideration: Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

BEING A TRACT OF LAND LOCATED IN THE R. M. BILLINGSLEY SURVEY, ABSTRACT NO. 49 AND THE J. BILLINGSLEY SURVEY, ABSTRACT NO. 43 AND BEING ALL OF LOT 1, PART OF LOT 2 AND ALL OF LOT 3, CHIEF INDUSTRIAL PARK, ACCORDING TO THE PLAT RECORDED IN VOLUME 10, PAGE 41, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF THE B. N. & S. F. RAILROAD, FOR THE NORTHWEST CORNER OF SAID LOT 1 AND BEING THE NORTHEAST CORNER OF A CALLED 41.698 ACRE TRACT OF LAND DESCRIBED AS "TRACT 2" IN A DEED RECORDED IN INSTRUMENT NO. 2017-25507, O.P.R.J.C.T.;

THENCE, S 84°23'46" E, WITH THE SOUTH LINE OF SAID B. N. & S. F. RAILROAD, A DISTANCE OF 2950.80 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1 AND BEING THE NORTHWEST CORNER OF A CALLED 5.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3106, PAGE 375, O.P.R.J.C.T.;

THENCE, WITH THE COMMON LINE BETWEEN SAID LOT 1, LOT 3 AND CALLED 5.00 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

S 00°43'53" W, A DISTANCE OF 244.21 FEET TO A 2-1/2" STEEL FENCE POST FOUND FOR AN EASTERLY NORTHEAST CORNER OF SAID LOT 1 AND THE SOUTHWEST CORNER OF SAID 5.00 ACRE TRACT;

S 87°25'28" E, AT A DISTANCE OF 270.34 FEET, PASSING A 1/2" IRON ROD FOUND FOR A NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF LOT 3, CONTINUING IN ALL A TOTAL DISTANCE OF 420.54 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF SAID 5.00 ACRE TRACT, FOR THE NORTHEAST CORNER OF SAID LOT 3 AND THE NORTHWEST CORNER OF A CALLED 2.994 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014-25461, O.P.R.J.C.T.;

THENCE, S 00°58'21" W, A DISTANCE OF 225.23 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 4020" FOUND FOR AN ELL CORNER OF SAID LOT 3 AND THE SOUTHWEST CORNER OF SAID 2.994 ACRE TRACT;

THENCE, S 87°22'04" E, A DISTANCE OF 580.11 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE WEST LINE OF COUNTY ROAD NO. 207, FOR AN EASTERLY NORTHEAST CORNER OF SAID LOT 3 AND THE SOUTHEAST CORNER OF SAID LOT 2.994 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS, N 00°46'15" E, A DISTANCE OF 417.01 FEET;

THENCE, S 00°46'37" W, WITH THE WEST LINE OF SAID COUNTY ROAD NO. 207, A DISTANCE OF 59.77 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE NORTH LINE OF CHIEF DRIVE, FOR THE SOUTHEAST CORNER OF SAID LOT 3;

THENCE, WITH THE SOUTH LINE OF SAID LOT 3 AND WITH THE NORTH LINE OF SAID CHIEF DRIVE, THE FOLLOWING BEARINGS AND DISTANCES:

N 87°23'17" W, A DISTANCE OF 632.94 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TRANS TEXAS SURVEYING" SET AT THE BEGINNING OF A CUL-DE-SAC CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET;

SOUTHWESTERLY WITH SAID CURVE TO THE LEFT, A CHORD BEARING OF S 87°43'00" W, A CHORD DISTANCE OF 96.37 FEET AND AN ARC LENGTH OF 111.90 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE EAST LINE OF SAID LOT 1;

THENCE, S 00°41'46" W, WITH THE EAST LINE OF SAID LOT 1, A DISTANCE OF 81.93 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF CHIEF DRIVE FOR AN EASTERLY SOUTHEAST CORNER OF SAID LOT 1 AND A NORTHERLY CORNER OF SAID LOT 2;

THENCE, S 87°25'51" E, WITH THE SOUTH LINE OF SAID CHIEF DRIVE, A DISTANCE OF 149.15 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2 AND BEING THE NORTHWEST CORNER OF A CALLED 2.994 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2015-28086, O.P.R.J.C.T.;

THENCE, WITH THE EAST LINE OF SAID LOT 2, THE FOLLOWING BEARINGS AND DISTANCES:

S 00°46'48" W, A DISTANCE OF 224.49 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 2.994 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 1.947 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2020-40763, O.P.R.J.C.T.;

S 00°17'05" W, A DISTANCE OF 150.18 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 1.947 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 2.994 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2015-12015, O.P.R.J.C.T.;

THENCE, S 00°54'30" W, CROSSING SAID LOT 2, A DISTANCE OF 225.19 FEET TO A 2-1/2" STEEL FENCE POST FOUND FOR THE SOUTHWEST CORNER OF SAID 2.994 ACRE TRACT AND BEING THE NORTHEAST CORNER OF A CALLED 1.994 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2576, PAGE 919, O.P.R.J.C.T.;

THENCE, CONTINUING WITH THE EAST LINE OF SAID LOT 2, THE FOLLOWING BEARINGS AND DISTANCES:

S 00°46'17" W, AT A DISTANCE OF 150.19 FEET, PASSING A 2-1/2" STEEL FENCE POST FOUND FOR THE SOUTHWEST CORNER OF SAID 1.994 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 2.994 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2018-34810, O.P.R.J.C.T., CONTINUING IN ALL A TOTAL DISTANCE OF 375.05 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 2.994 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 1.996 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014-10684, O.P.R.J.C.T.;

S 00°38'10" W, AT A DISTANCE OF 149.76 FEET, PASSING A 2-1/2" STEEL FENCE POST FOUND FOR THE SOUTHWEST CORNER OF SAID 1.996 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 2.772 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2010-20305, O.P.R.J.C.T., CONTINUING IN ALL A TOTAL DISTANCE OF 366.38 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 2.772 ACRE TRACT;

S 88°54'55" E, A DISTANCE OF 280.36 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET IN THE SOUTH LINE OF SAID 2.772 ACRE TRACT, FOR THE NORTHWEST CORNER OF A CALLED 1.0345 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2019-19810, O.P.R.J.C.T.;

S 00°50'15" W, A DISTANCE OF 300.47 FEET TO A 2-1/2" STEEL FENCE POST FOUND FOR THE SOUTHWEST CORNER OF A CALLED 1.033 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 4019, PAGE 505, O.P.R.J.C.T.;

S 89°13'08" E, A DISTANCE OF 284.40 FEET TO A 1/2" IRON ROD FOUND IN THE WEST LINE OF COUNTY ROAD NO. 207, FOR THE SOUTHEAST CORNER OF SAID 1.033 ACRE TRACT;

S 02°00'04" W, WITH THE WEST LINE OF SAID COUNTY ROAD NO. 207, A DISTANCE OF 60.39 FEET TO A 2-1/2" STEEL FENCE POST FOUND FOR THE NORTHEAST CORNER OF A CALLED 1.033 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2249, PAGE 860, O.P.R.J.C.T.;

N 89°17'01" W, A DISTANCE OF 283.21 FEET TO A 2-1/2" STEEL FENCE POST FOUND FOR THE NORTHWEST CORNER OF SAID 1.033 ACRE TRACT;

S 00°45'57" W, A DISTANCE OF 299.54 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "TRANS TEXAS SURVEYING" SET FOR THE SOUTHWEST CORNER OF A CALLED 1.00 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2017-27328, O.P.R.J.C.T. AND BEING IN THE NORTH LINE OF A CALLED 1.997 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2019-3983, O.P.R.J.C.T.;

N 89°25'36" W, A DISTANCE OF 278.39 FEET TO A 2-1/2" STEEL FENCE POST FOUND FOR THE NORTHWEST CORNER OF SAID 1.997 ACRE TRACT, FROM WHICH A 1/2" IRON ROD FOUND BEARS, N 55°20'08" W, A DISTANCE OF 0.61 FEET;

S 00°59'48" W, A DISTANCE OF 149.25 FEET TO A 5/8" IRON ROD WITH A CAP STAMPED "DUNAWAY" FOUND FOR THE SOUTHWEST CORNER OF SAID 1.997 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 1.997 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2206, PAGE 335, O.P.R.J.C.T.;

S 00°43'52" W, A DISTANCE OF 149.92 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 1.997 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 2.796 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2012-14087, O.P.R.J.C.T.;

S 00°48'00" W, AT A DISTANCE OF 209.97 FEET, PASSING A 2-1/2" STEEL FENCE POST FOUND FOR THE SOUTHWEST CORNER OF SAID 2.796 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A CALLED 3.283 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 3030, PAGE 502, O.P.R.J.C.T., CONTINUING IN ALL A TOTAL DISTANCE OF 254.96 FEET TO A 2-1/2" STEEL FENCE CORNER FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2 AND BEING AN ELL CORNER OF SAID 3.283 ACRE TRACT;

THENCE, N 89°47'41" W, WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 2398.50 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF A CALLED 2.685 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 2237, PAGE 331, O.P.R.J.C.T.;

THENCE, S 00°08'07" W, A DISTANCE OF 581.65 FEET TO A 1/2" IRON ROD FOUND IN THE NORTH LINE OF COUNTY ROAD NO. 109, FOR A SOUTHERLY SOUTHEAST CORNER OF SAID LOT 2 AND BEING THE SOUTHWEST CORNER OF SAID 2.685 ACRE TRACT;

THENCE, N 89°46'48" W, WITH THE SOUTH LINE OF SAID LOT 2 AND WITH THE NORTH LINE OF SAID COUNTY ROAD NO. 109, A DISTANCE OF 60.13 FEET TO A 1/2" IRON ROD FOUND FOR A SOUTHERLY SOUTHWEST CORNER OF SAID LOT 2 AND BEING THE SOUTHEAST CORNER OF A CALLED 2.945 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN INSTRUMENT NO. 2014-18056, O.P.R.J.C.T.;

THENCE, N 00°07'12" E, A DISTANCE OF 581.94 FEET TO A 1/2" IRON ROD FOUND FOR AN ANGLE CORNER OF SAID LOT 2 AND BEING THE NORTHEAST CORNER OF SAID 2.945 ACRE TRACT;

THENCE, N 89°52'47" W, A DISTANCE OF 289.51 FEET TO A 5/8" IRON ROD FOUND IN THE EAST LINE OF A CALLED 107.9 ACRE TRACT OF LAND AS DESCRIBED IN A DEED

RECORDED IN VOLUME 1681, PAGE 632, O.P.R.J.C.T., FOR THE SOUTHWEST CORNER OF SAID LOT 2 AND BEING THE NORTHWEST CORNER OF SAID 2.945 ACRE TRACT;

THENCE, WITH THE WEST LINE OF SAID CHIEF INDUSTRIAL PARK AND WITH THE EAST LINE OF SAID 107.9 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 01°05'55" E, A DISTANCE OF 827.69 FEET TO A 1/2" IRON ROD FOUND;

N 88°46'01" W, A DISTANCE OF 119.53 FEET TO A 1/2" IRON ROD FOUND;

N 43°31'48" W, A DISTANCE OF 619.70 FEET TO A 4" STEEL FENCE POST FOUND;

N 03°24'24" E, AT A DISTANCE OF 99.81 FEET, PASSING A 1/2" IRON ROD WITH A CAP STAMPED " RPLS 4020" FOUND FOR THE NORTHWEST CORNER OF SAID LOT 2 AND BEING THE SOUTHWEST CORNER OF SAID LOT 1, CONTINUING IN ALL A TOTAL DISTANCE OF 367.18 FEET TO A 4" STEEL FENCE POST FOUND;

N 07°36'59" W, A DISTANCE OF 483.42 FEET TO A 4" STEEL FENCE POST FOUND;

N 19°35'08" W, A DISTANCE OF 46.00 FEET TO A 4" STEEL FENCE POST FOUND FOR THE NORTHEAST CORNER OF SAID 107.9 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF SAID 41.698 ACRE TRACT;

THENCE, N 00°53'34" E, WITH THE WEST LINE OF SAID LOT 1 AND WITH THE EAST LINE OF SAID 41.698 ACRE TRACT, A DISTANCE OF 1306.89 FEET TO THE PLACE OF BEGINNING AND CONTAINING 243.634 ACRES OF LAND. ALL BEARINGS RECITED HEREIN ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (NA2011).

Reservations from Conveyance:

For Grantor and Grantor's successors, a reservation of ALL of Grantor's interest in the oil, gas, and other minerals that are in and under the property and that may be produced from it. If the reserved interest is subject to an existing lease for oil and gas or oil, gas and other minerals, Grantor is entitled to receive the royalties and other benefits that are associated with the reserved interest and payable under the lease. Grantor waives the rights of ingress and egress to and from the surface of the Property relating to the portion of the mineral estate owned by Grantor. Nothing herein, however restricts or prohibits the pooling or unitization of the portion of the mineral estate owned by Grantor with land other than the Property; or the exploration or production of the oil, gas and other minerals by means of wells that are drilled or mines that open on land other than the Property but enter or bottom under the Property, provided that these operations in no manner interfere with the surface or subsurface support of any improvements constructed on the Property.

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 restrictions, reservations, covenants, conditions, oil and gas leases, mineral interest, and water interests

outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the 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; zoning laws, regulations and ordinances of municipal and other governmental authorities, if any; and taxes for 2022, which Grantee assumes and agrees to pay, and subsequent assessment for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 wise belonging, to have and 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.

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

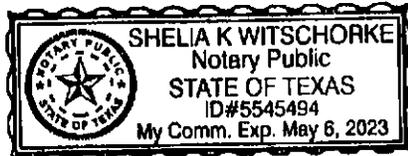
SILKEN, INC.

Steve Emerson
By STEVE EMERSON, Vice President

Corporate Acknowledgment

STATE OF TEXAS
COUNTY OF ELLIS

This instrument was acknowledged before me on the 10th day of Feb., 2022,
by Steve Emerson, of Vice President of Silken, Inc.
a Texas corporation, on behalf of said corporation.



Shelia K. Witschorke
Notary Public, State of Texas
Notary's commission expires:

AFTER RECORDING RETURN TO:

MALLADI S. REDDY
ASHOKA M REDDY
2 IVY BEND LANE
SUGAR LAND, TX 77479

PREPARED IN THE LAW OFFICE OF:

James R. Pitts, Attorney at Law
P. O. Box 561
Waxahachie, TX 75168

**Johnson County
Becky Ivey
Johnson County
Clerk**

Instrument Number: 5611

eRecording - Real Property

Warranty Deed

Recorded On: February 16, 2022 10:46 AM

Number of Pages: 7

" Examined and Charged as Follows: "

Total Recording: \$46.00

******* 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: 5611
Receipt Number: 20220216000086
Recorded Date/Time: February 16, 2022 10:46 AM
User: Linda B
Station: ccl30

Record and Return To:

Corporation Service Company



**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.

Becky Ivey
Johnson County Clerk
Johnson County, TX

Becky Ivey