

Approved

Commissioners Court

MAY 23 2016



Variance Request for Septic System

Johnson County Subdivision Rules and Regulations state only one septic system per one (1) acre, Section VII A. To request a variance for the purpose of:

- \_\_\_\_\_ installing a septic system on a lot or tract of less than an acre or
- X two residences structures on one (1) septic system or
- \_\_\_\_\_ installing a second septic system on a lot less than 2 acres

Please provide the following information. This request will be presented to the Commissioner's Court for their decision.

Owner Charles Tracy Date 4-29-16

Contact Information: Phone no. 817-919-1806

Cell no. 817-919-1806 Email address sshankwitz@gmail.com

Property Information for Variance Request:

Property 911 address 4601 E. FM 4

Subdivision name \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Lot size: \_\_\_\_\_ acres Size of existing residence: \_\_\_\_\_ sq. ft.

Does this lot currently have a septic system?  Yes  No System type NORWOOD 50788L

ETJ:  Yes - City \_\_\_\_\_  No

Is a part of the property located in a FEMA designated Floodplain?  Yes  No

Reason for request ~~TWO~~ House + Garage hooked

or  
up one septic system. Upper floor will be used for a music room. Husband works nights/sleeps daytime & plays guitar at night. Wife & daughter need house quiet at night. Wife & daughter play trumpet (daytime).

Provide the following with this request:

- ~~Copy of your plat if property has been platted~~
- Copy of property deed
- Survey or drawing showing existing home, buildings, existing & proposed septic system locations



**JOHNSON COUNTY Department of Public Works**

1 North Main Street/Sulte 305, Cleburne, TX 76033

development@johnsoncountytexas.org - (817) 556-6380 - Fax (817) 556-6391

**Application for 'Authorization to Construct' OSSF System**

**Office use only** Authorization to Construct Permit # \_\_\_\_\_ Date \_\_\_\_\_  
 FIRM Panel # \_\_\_\_\_ Precinct \_\_\_\_\_

This is to certify that: \_\_\_\_\_ has paid a  
 Fee of:  \$475.00 Aerobic Septic Systems  \$375.00 All other Septic Systems

And has complied with the rules and regulations of this department for the construction of a private liquid waste disposal system - address and owner listed below. Inspector approval: [Signature] Date 4.29.10  
*This AUTHORIZATION TO CONSTRUCT is only valid with INSPECTOR APPROVAL and is valid for 1 year from the issue date unless revoked for non-compliance with the rules and regulations of this department*

**To be completed and signed by Property owner**

Property Owner's Name: Charles Tracy Ph. # 817 261 8324  
 911 site address: 4601 FM 4 East Cleburne 76031 Current mailing address: same

Legal Description:  Metes and Bounds: Acreage: \_\_\_\_\_

Recorded deed: Volume \_\_\_\_\_ Page \_\_\_\_\_ Survey \_\_\_\_\_ Abstract \_\_\_\_\_ -or-

Subdivision: \_\_\_\_\_ Lot #: \_\_\_\_\_ Blk #: \_\_\_\_\_ Phase / Section #: \_\_\_\_\_

*Please attach verification of legal description such as a copy of: Deed and Survey or other documentation*

**Type of Home / Building:**  New  Existing  Site Built  Manufactured  Bldg. Sq. Ft. \_\_\_\_\_

Single-Family # Bdrms EXISTING 3  Multi-Family # Bdrms \_\_\_\_\_  Commercial # Employees \_\_\_\_\_

Well -or-  Water Co. \_\_\_\_\_

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given for Johnson County Public Works to enter upon the above described property for the purpose of site evaluation and investigation of an on-site sewage facility.

\_\_\_\_\_  
 (Signature of Owner) 4/29/10  
 \_\_\_\_\_  
 (Date)

.....

Site Evaluator: OH FILE @ JCPW License No. \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Other No. \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Installer: \_\_\_\_\_ License No. \_\_\_\_\_  
 Phone No: \_\_\_\_\_ Other No. \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

\*\*\*\*System must be installed according to specifications on attached design\*\*\*\*





# JOHNSON COUNTY Department of Public Works

1 North Main Street/Suite 305  
Cleburne, Texas 76033 - (817) 556-6380 - Fax (817) 556-6391  
development@johnsoncountytexas.org

## ON-SITE SEWAGE FACILITY TECHNICAL INFORMATION FOR PERMIT

PROFESSIONAL DESIGN REQUIRED:  Yes  No If Yes, professional design attached:  Yes  No  
Designer Name: PAUL GRASSL - P License Type and No. PE II 4024  
Phone No. 817.994.0095 Other or Fax No. -  
Mailing Address: 11015 LYNDALLEN City: FTW State: TX Zip: 76103

I. TYPE AND SIZE OF PIPING FROM: (Example: 4" SCH 40 PVC)  
Stub out to treatment tank: SDR 26 OR SCH 40 3" OR 4" PVC  
Treatment tank to disposal system: EXISTING

II. DAILY WASTEWATER USAGE RATE:  $Q_m$ : 360 (gallons/day)  
Water Saving Devices:  Yes  No

III. TREATMENT UNIT(S):  Septic Tank  Aerobic Unit EXISTING  
A. Tank Dimensions: \_\_\_\_\_ Liquid Depth (bottom of tank to outlet): \_\_\_\_\_  
Size proposed: \_\_\_\_\_ (gal)\* Manufacturer: \_\_\_\_\_  
Material/Model# \_\_\_\_\_  
Pretreatment Tank:  Yes  No Size: \_\_\_\_\_ (gal)  No  NA  
Pump/Lift Tank:  Yes  No Size: EXISTING (gal)  No  NA  
B. OTHER  Yes  No If yes, please attach description.

ADDING 500 G TRASH TANK FOR GARAGE

IV. DISPOSAL SYSTEM:  
Disposal Type: EXISTING  
Manufacturer and Model \_\_\_\_\_  
Area Proposed: 5654 Area Required: NEW - 5625

V. ADDITIONAL INFORMATION:  
NOTE - THIS INFORMATION MUST BE ATTACHED FOR REVIEW TO BE COMPLETED.  
A. Soil/Site Evaluation \_\_\_\_\_ B. Planning materials (if Applicable) \_\_\_\_\_

**DO NOT BEGIN CONSTRUCTION PRIOR TO OBTAINING AUTHORIZATION TO CONSTRUCT. UNAUTHORIZED CONSTRUCTION CAN RESULT IN CIVIL AND/OR ADMINISTRATIVE PENALTIES.**

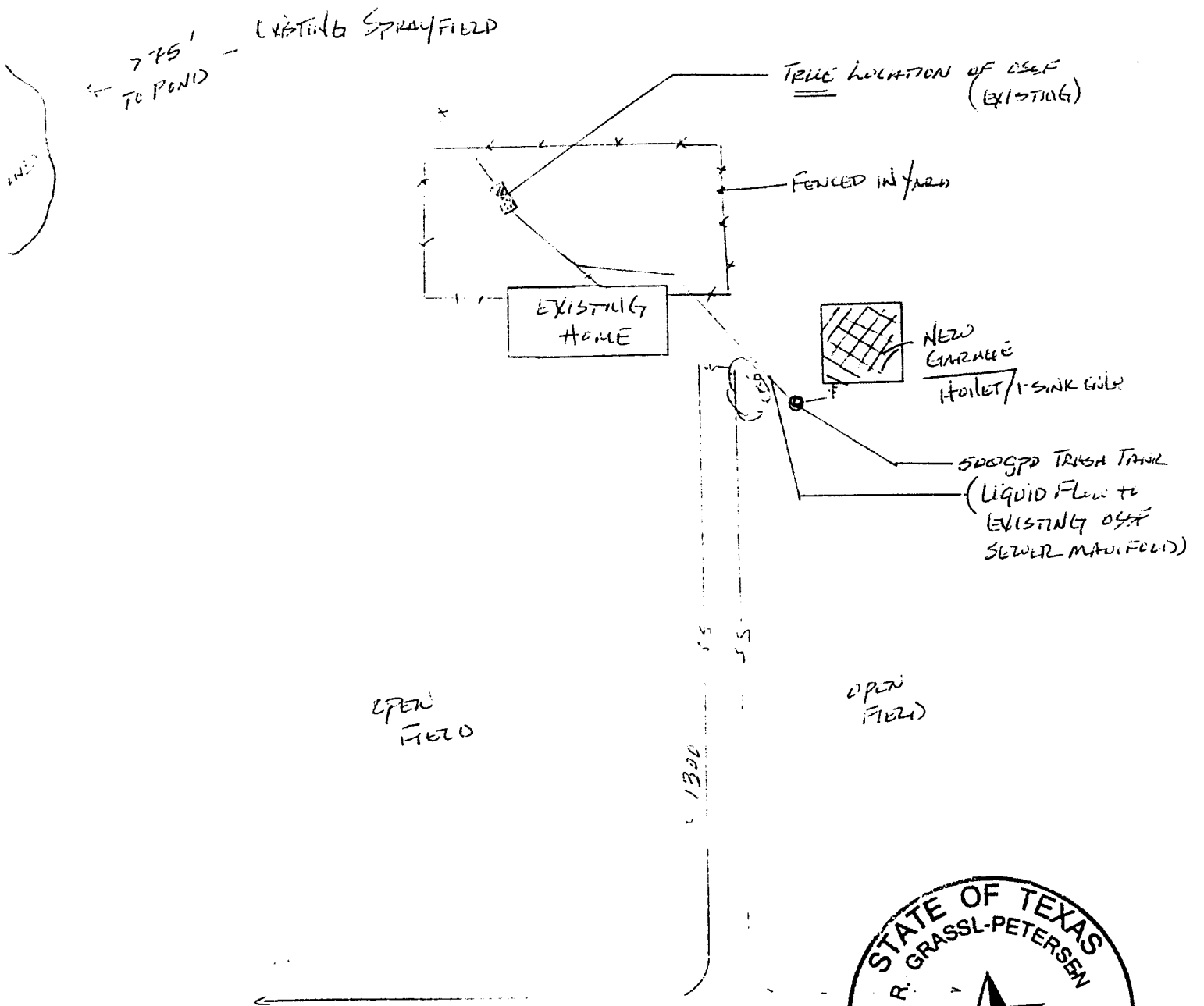
SIGNATURE OF INSTALLER OR DESIGNER: [Signature] DATE: 3/17/2016



Date: 03/17/2016

Scale 1" = 60'

N



4601 E FM 4

Becca Grassl-Petersen  
Registered Sanitarian II, #4024



COPY

*Becca Grassl-Petersen*  
#4024

**Becca Grassl-Petersen, R.S II**

Professional Sanitarian #4024

1615 Lynnhaven Road

Fort Worth, TX. 76103

817.994.0095

Date: 03/17/2016

**Design Purpose:** Residential Onsite Sewage Facility: Adding toilet/sink

**Location of Proposed Onsite Sewage Facility:** 4601 E. FM 4, Johnson County, TX

**Designed for:** Susan Shankwitz (Property Owner)

*The following information is designed in accordance with TAC 285 for the location intended.*

**Number of Bedrooms:** Existing 3bdroom: adding garage toilet/sink only

**Square Footage:** Existing

**Soil Type:** on file at JoCo

**Site Evaluation:** This site is suitable to support vegetation

**Estimated Daily Flow:** existing 300gpd + new 60gpd maximum addition

**Loading Rate:** .064

**Disposal Area Required:** new 5625sqft

**Disposal Area Proposed:** Existing 5654sqft; 2-30' 360 degree spray heads

**Primary water source:** Co-op

**Minimum Requirements for Additional Installation:**

**Sewer Cleanout:** Double

**Sewer Pipe:** Schedule 40 or SDR 26 PVC from building to tank inlet

**Sewer Pipe Slope:** 1/8 per foot of fall

**Additional Tank Installation:** If needed, follow specifics from TAC 285.32 (F);

Add a 500gpd approved tank at garage and gravity flow to existing sewer line

4" Class III Soil pad below tanks

All tanks with ground surface risers must have double lids for protection from unauthorized access

All tanks must be watertight

Private water lines within 10' of the tanks must be sleeved or moved to adhere to 10' setback

**Primary Tank:**

Existing

**Aerobic Class I Tank:** The existing OSSF will support the additional 60gpd and is within current regulations

Existing 600 gallon per approved design in 2003

**Inline Chlorinator(s):** installed post aerobic unit; liquid or tablet fed; must be NSF approved

**Pump Tank:**

Existing

**Pipes and Fittings:**

Existing

**Sprinkler Heads:**

Existing

*Due to the unpredictable habits of humans and the ways of nature, this design is not guaranteed*

  
Becca Grassl-Petersen  
Registered Sanitarian II, #4024



Johnson County  
Becky Ivey  
County Clerk  
Cleburne 76033



Instrument Number: 2015-24557

As

Recorded On: October 29, 2015

Affidavit of Heirship

Parties:

Billable Pages: 3

To

Number of Pages: 4

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Affidavit of Heirship	34.00
Total Recording:	34.00

\*\*\*\*\* DO NOT REMOVE. 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: 2015-24557  
Receipt Number: 45874  
Recorded Date/Time: October 29, 2015 04:10:32P

**Record and Return To:**

SIKES & RACHEL PC  
501 W CHAMBERS ST  
CLEBURNE TX 76033

User / Station: L Bailey - CCL80



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under Federal law

*Becky Ivey*  
BECKY IVEY, COUNTY CLERK  
JOHNSON COUNTY, TEXAS



AFFIDAVIT OF FACTS CONCERNING THE IDENTITY OF HEIRS

Before me, the undersigned authority, on this day personally appeared Glenn Loch and Clara Brown, ("Affiants") who, being first duly sworn, upon oath states:

1. My name is Glenn Loch, and I live at #7 One Horse Lane, Gainesville, Texas 76241. My name is Clara Brown, and I live at 6401 Whitman, Fort Worth, Texas 76133. We are personally familiar with the family and marital history of John Leo Tracy, Jr. ("Decedent"), and we have personal knowledge of the facts stated in this affidavit.

2. I, Glen Loch, knew decedent from Feb., 1960 until July 26, 1988. I, Clara Brown, knew decedent from July, 1975 until July 26, 1988. Decedent died on July 26, 1988. Decedent's place of death was Grapevine, Tarrant County, Texas. At the time of decedent's death, decedent's residence was 3605 Soft Wind Ct., Grapevine, Tarrant County, Texas.

3. Decedent's marital history was as follows: at the time of his death, Decedent was married to Shirley Ann Tracy. Other than this marriage, Decedent had never been married.

4. Decedent had the following children:

- a. Name: Erin Elizabeth Carriker  
Name of Other Parent: Shirley Ann Tracy  
Current Address: Deceased
- b. Name: George Matthew Tracy  
Name of Other Parent: Shirley Ann Tracy  
Current Address: 3905 Martin Pkwy, Colleyville, Texas 76034
- c. Name: John Timothy Tracy  
Name of Other Parent: Shirley Ann Tracy  
Current Address: 1500 Plantation Oaks Dr. #3402, Trophy Club, Texas 76262

5. Decedent did not have or adopt any other children and did not take any other

children into decedent's home or raise any other children, except: None.

6. To the best of my knowledge, Decedent died leaving a will. That will was never probated.

7. To the best of my knowledge, there has been no administration of decedent's estate.

8. To the best of my knowledge, Decedent left no debts that are unpaid, except: None.

9. To the best of my knowledge, there are no unpaid estate or inheritance taxes, except: None.

10. To the best of my knowledge, decedent owned an interest in the following real property:

Tract One: 35 acres out of the John Tumlinson Survey of Johnson County, Texas  
Tract Two: 103.3 acres out of the Diadem Millican Survey of Johnson County, Texas  
Tract Three: 100 acres out of the Diadem Millican Survey of Johnson County, Texas

11. The following were the heirs of the Decedent:

Name: Shirley Ann Tracy  
Relationship: Spouse  
Address: 3905 Martin Pkwy, Colleyville, Texas 76034

Name: Erin Elizabeth Carriker  
Relationship: Daughter  
Current Address: Deceased

Name: George Matthew Tracy  
Relationship: Son  
Current Address: 3905 Martin Pkwy, Colleyville, Texas 76034

Name: John Timothy Tracy  
Relationship: Son  
Current Address: 1500 Plantation Oaks Dr. #3402, Trophy Club, Texas 76262

Signed this 23 day of Oct, 2015.



Glenn Loch  
Glenn Loch. Affiant

Clara Brown  
Clara Brown. Affiant

STATE OF TEXAS §

COUNTY OF Cooke §

Sworn to and subscribed to before me on October 23, 2015, by Glenn Loch.

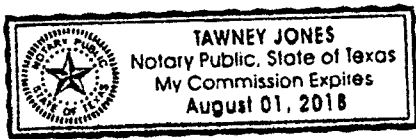


Hannah Hoagland  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

Sworn to and subscribed to before me on October 27, 2015, by Clara Brown.



Tawney Jones  
Notary Public, State of Texas

**After Recording, Return to:**  
**SIKES & RACHEL, PC, P.C.**  
501 W. Chambers Street  
Cleburne, Texas 76033

Johnson County  
Becky Ivey  
County Clerk  
Cleburne 76033



Instrument Number: 2015-24558

As

Recorded On: October 29, 2015

Affidavit of Heirship

Parties:

To

Billable Pages: 3

Number of Pages: 4

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Affidavit of Heirship	34.00
Total Recording:	34.00

\*\*\*\*\* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

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because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2015-24558

Receipt Number: 45874

Recorded Date/Time: October 29, 2015 04:10:32P

User / Station: L Bailey - CCL80

**Record and Return To:**

SIKES & RACHEL PC

501 W CHAMBERS ST

CLEBURNE TX 76033



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly  
recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of  
color race is invalid and unenforceable under Federal law.

BECKY IVEY, COUNTY CLERK  
JOHNSON COUNTY, TEXAS



AFFIDAVIT OF FACTS CONCERNING THE IDENTITY OF HEIRS

Before me, the undersigned authority, on this day personally appeared Glenn Loch and Clara Brown, ("Affiants") who, being first duly sworn, upon oath states:

1. My name is Glenn Loch, and I live at #7 One Horse Lane, Gainesville, Texas 76241. My name is Clara Brown, and I live at 6401 Whitman, Fort Worth, Texas 76133. We are personally familiar with the family and marital history of Erin Elizabeth Carriker ("Decedent"), and we have personal knowledge of the facts stated in this affidavit.

2. I, Glenn Loch, knew decedent from Feb, 1960 until February 23, 1992. I, Clara Brown, knew decedent from July, 1973 until February 23, 1992. Decedent died on February 23, 1992. Decedent's place of death was Grapevine, Tarrant County, Texas. At the time of decedent's death, decedent's residence was 951 Turner Rd. #1124, Grapevine, Tarrant County, Texas.

3. Decedent's marital history was as follows: at the time of her death, Decedent was married to Michael Carriker. Other than this marriage, Decedent had never been married.

4. Decedent did not have or adopt any children and did not take any children into decedent's home or raise any children, except: None.

5. Decedent's mother was: Shirley Ann Tracy, whose date of birth was February 2, 1935, and whose current address is 3905 Martin Pkwy, Colleyville, Texas 76034.

6. Decedent's father was: John Leo Tracy, Jr., whose date of birth was February 3, 1932 and whose date of death was July 26, 1988.

7. Decedent had the following siblings:

- a. Name: George Matthew Tracy
- Names of Parents: Shirley Ann Tracy and John Leo Tracy, Jr.
- Current Address: 3905 Martin Pkwy, Colleyville, Texas 76034

b. Name: John Timothy Tracy  
Names of Parents: Shirley Ann Tracy and John Leo Tracy, Jr.  
Current Address: 1500 Plantation Oaks Dr. #3402, Trophy Club,  
Texas 76262

8. To the best of my knowledge, Decedent died without leaving a will.
9. To the best of my knowledge, there has been no administration of decedent's estate.
10. To the best of my knowledge, Decedent left no debts that are unpaid, except:  
None.
11. To the best of my knowledge, there are no unpaid estate or inheritance taxes, except: None
12. To the best of my knowledge, decedent owned an interest in the following real property:

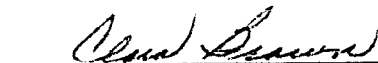
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Tract Two: 103.3 acres out of the Diadem Millican Survey of Johnson County, Texas  
Tract Three: 100 acres out of the Diadem Millican Survey of Johnson County, Texas

13. The following were the heirs of the Decedent:

Name: Michael Carriker  
Relationship: Spouse  
Address: 1224 Stillwater Trail, Carrollton, Texas 75007

Signed this 23 day of Oct, 2015.

  
\_\_\_\_\_  
Glen Koch, Affiant

  
\_\_\_\_\_  
Clara Brown, Affiant

STATE OF TEXAS §

COUNTY OF Cooke §

Sworn to and subscribed to before me on October 23, 2015, by Glen Loch.

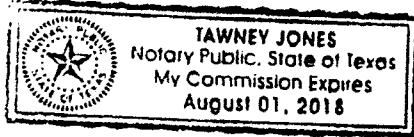


Hannah Hoagland  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

Sworn to and subscribed to before me on October 27, 2015, by Clara Brown.



Tawney Jones  
Notary Public, State of Texas

**After Recording, Return to:**  
**SIKES & RACHEL, PC, P.C.**  
**501 W. Chambers Street**  
**Cleburne, Texas 76033**

LAST WILL AND TESTAMENT OF

MARY PARKER TRACY

I, Mary Parker Tracy, a resident of Tarrant County, Texas, declare that this is my Will and I revoke any and all prior Wills and Codicils.

I.

I am the widow of John L. Tracy, Sr. Only two children were born of the marriage of myself and John L. Tracy, Sr., namely, John L. Tracy, Jr. and Charles J. Tracy. John L. Tracy, Jr. is deceased. Shirley Ann Tracy is the surviving widow of John L. Tracy, Jr. Charles J. Tracy is living and his wife is Anne E. Tracy.

II.

I direct that all my legal debts, the expenses of my last illness and funeral, and the expenses of administering my estate be paid in the order and out of the assets of my estate that my Executor deems best.

III.

To and for the benefit of John L. Tracy, Jr., I advanced money from time to time and paid certain debts of his, including one to the First National Bank in Cleburne for approximately Fifty Two Thousand and no/100 (\$52,000.00) Dollars, to satisfy some of his debts. Prior to the division of my estate, I direct that Charles J. Tracy, if living, and if not, then his wife, Anne E. Tracy, shall receive and be paid from my estate an amount equal to that paid to the First National Bank in Cleburne and any other amounts which I advanced to or for the benefit of John L. Tracy, Jr. in order that Charles J. Tracy or his wife shall have received from my estate the same amounts which I have paid to or for the benefit of John L. Tracy, Jr.

IV.

Subject to the foregoing provisions, I give, bequeath and devise all of the rest, residue and remainder of my property, real, personal or mixed, wherever situated, to my

son, Charles J. Tracy, and my daughter-in-law, Shirley Ann Tracy, in equal shares, share and share alike. If Charles J. Tracy should predecease me, the share of my estate that would otherwise pass to him shall pass and vest in his wife, Anne E. Tracy. In the event that neither Charles J. Tracy, Anne E. Tracy nor Shirley Ann Tracy survive me, then the share of my estate to which Charles J. Tracy or Anne E. Tracy would have been entitled shall pass to and vest in their children, in equal shares, share and share alike; and in the event Shirley Ann Tracy does not survive me, then the share of my estate to which she would have been entitled shall pass to the children of John L. Tracy, Jr., in equal shares, share and share alike.

V.

I appoint my son, Charles J. Tracy, as Independent Executor of my estate. If Charles J. Tracy fails to qualify or ceases to act, I appoint Anne E. Tracy as Independent Executor of my estate.

To the extent permitted by law, no action shall be had in any Court exercising probate jurisdiction in relation to the settlement of my estate other than the probating and recording of my Will and the return of an Inventory, Appraisement and List of Claims of my estate. I intend my Executor to be independent as that term is used and defined under Texas law. I grant to my Executor the discretion and complete power to administer my estate and all powers conferred on Trustees by the Texas Trust Code including the power and authority to sell and dispose of any and all of my property.

The word "Executor" always refers to the male or female person or persons holding the executorship of my estate. No Executor shall be required to give bond or other form of security.

I, Mary Parker Tracy, in the presence of the attesting

witnesses hereby sign my name to this Will on this the 30  
day of May, 1989.

Mary Parker Tracy  
Mary Parker Tracy

The above and foregoing Last Will and Testament of ~~Mary~~  
Parker Tracy was signed, declared and published by the said  
Mary Parker Tracy as her Last Will and Testament in the  
presence of us, the attesting witnesses, who are above the age  
of fourteen (14) years, and who have subscribed our names  
hereto in the presence of the said Mary Parker Tracy and in  
the presence of each other, at the special instance and  
request of the said Mary Parker Tracy.

WITNESS OUR HANDS this 30<sup>th</sup> day of May,  
1989.

WITNESSES:

Samantha Hudson

Leresa Taylor

ADDRESS:

3800 Liekwood, 2nd  
Arlington, TX 76016

2115 Lincoln #1090  
Arlington, TX 76011



THE STATE OF TEXAS  
COUNTY OF TARRANT

X  
X  
X

BEFORE ME, the undersigned authority, on this day personally appeared Mary Parker Tracy,  
and \_\_\_\_\_, known to me  
to be the Testatrix and the witnesses, respectively, whose names  
are subscribed to the foregoing instrument in their respective  
capacities; and all of said persons being by me duly sworn, the  
said Mary Parker Tracy, Testatrix, declared to me and to  
the said witnesses in my presence that said instrument is her Last  
Will and Testament and that she had willingly made and executed it  
as her free act and deed for the purposes therein expressed; and  
the said witnesses on their oath stated to me, in the presence and  
hearing of said Testatrix, that the said Testatrix had declared to  
them that said instrument is her Last Will and Testament, and that  
she executed the same as such and wanted each of them to sign it  
as a witness; and upon oath the witnesses stated further that they  
did sign the same as witnesses in the presence of said Testatrix  
and at her request and in the presence of each other; that the  
Testatrix was at that time over eighteen (18) years of age and was  
of sound mind and that each of said witnesses was then over the age  
of fourteen (14) years.

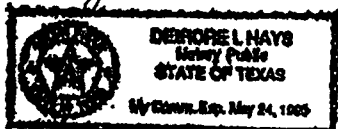
WITNESS OUR HANDS, this 30<sup>th</sup> day of May,  
19 89.

Mary Parker Tracy  
Testatrix Mary Parker Tracy

Teresa Taylor  
Witness

Samantha Hudson  
Witness

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me by the  
said Mary Parker Tracy, Testatrix; and subscribed and  
sworn to before me by the said Samantha Hudson and  
Teresa Taylor, witnesses, this 30<sup>th</sup> day of  
May, 19 89.



Denore L. Hays  
Notary Public in and for  
Tarrant County,  
Texas

Johnson County  
Becky Ivey  
County Clerk  
Cleburne 76033

COPY



Instrument Number: 2015-26413

As

Recorded On: November 24, 2015

Warranty Deed

Parties:

To

Billable Pages: 7

Number of Pages: 8

Comment:

( Parties listed above are for Clerks reference only )

**\*\* Examined and Charged as Follows: \*\***

Warranty Deed	50.00
Total Recording:	50.00

\*\*\*\*\* DO NOT REMOVE. 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: 2015-26413

Receipt Number: 47867

Recorded Date/Time: November 24, 2015 02:13:45P

**Record and Return To:**

SIKES & RACHEL P.C.

501 W CHAMBERS ST

CLEBURNE TX 76033

User / Station: L Shuler - CCL83



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Volume and Page of the named records in Johnson County, Texas.

Any provision herein which restricts the sale, rental or use of the described Real Estate because of color race is invalid and unenforceable under federal law.

*Becky Ivey*

BECKY IVEY, COUNTY CLERK  
JOHNSON COUNTY, TEXAS

**SIKES  
RACHEL**  
ATTORNEYS AT LAW

T  
☎ 817-648-6678  
☎ 817-648-4786  
✉ [info@sikesrachel.com](mailto:info@sikesrachel.com)  
✉ [karol@sikesrachel.com](mailto:karol@sikesrachel.com)  
[www.sikesrachel.com](http://www.sikesrachel.com)

December 7, 2015

Central Appraisal District of Johnson County  
109 North Main St.  
Cleburne, Texas 76033  
Via facsimile #817.648.3000

Re: Account Nos. 126.0541.00280 and 126.0541.00290, Property located at 4601 E FM 4,  
Grandview, Texas, being approximately 200.33 acres, more or less

To Whom It May Concern:

Please be advised that this firm represents Charles Tracy. Mr. Tracy is the one-half (1/2) owner  
of the above-referenced tracts of land.

When my client's father, John L. Tracy, Sr., passed away in 1977, he co-owned the land at issue  
with his wife, Mary S. Tracy. John L. Tracy, Sr.'s will was probated in 1978 in Johnson County,  
leaving ownership as follow: 50% in Mary S. Tracy, 25% in Charles Tracy (my client) and 25%  
in John L. Tracy, Jr.

In 1988, John L. Tracy, Jr. passed away, leaving his 25% interest in the land to his wife, Shirley  
Tracy, and three children, George Matthew Tracy, John Timothy Tracy, and Erin Carriker.  
Enclosed is a file-marked copy of the Affidavit of Heirship of Mr. John L. Tracy, Jr. for your  
review. Erin Carriker then passed away in 1989, leaving her then 5.5% interest to her husband,  
Michael Carriker. A file-marked copy of the Affidavit of Heirship of Erin Carriker is also  
enclosed.


In 1990, Mary S. Tracy passed away. Her will was probated in September of 1990 in Johnson  
County, leaving 25% interest in the land to Charles Tracy and 25% interest in the land to Shirley  
Tracy. A copy of that will is enclosed herewith.

In November of this year, George Matthew Tracy, John Timothy Tracy, and Michael Carriker  
conveyed their interests in the land to Shirley Tracy, making her a 50% owner of the property.  
That deed is enclosed. also. My client, Charles Tracy, is the other 50% owner of the land (25%  
from his father in 1977, and 25% from his mother in 1990).

Please revise your records to reflect that Charles Tracy and Shirley Tracy are equal co-owners of the above-referenced property. My client respectfully requests that tax bills be sent to his address at 2307 St. Claire Dr., Arlington, Texas 76012.

Please let me know if you have any questions or concerns.

Sincerely,

  
Kasey Rachel

/kr

Enclosures



ORIGINAL

PREPARED BY  
SIKES & RACHEL, P.C.  
WITHOUT TITLE EXAMINATION

**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.**

**Special Warranty Gift Deed**

**Date:** November 11, 2015

**Grantor:** George Matthew Tracy; John Timothy Tracy; and Michael Carriker

**Grantor's Mailing Address:**

George Matthew Tracy  
3905 Martin Pkwy  
Colleyville, Texas 76034

John Timothy Tracy  
1500 Plantation Oaks Dr., #3402  
Trophy Club, Texas 76262

Michael Carriker  
1224 Stillwater Trail  
Carrollton, Texas 75007

**Grantee:** Shirley Ann Tracy

**Grantee's Mailing Address:**

Shirley Ann Tracy  
3905 Martin Pkwy  
Colleyville, Texas 76034

**Consideration:**

Love of, and affection for, Grantee.

**Property (including any improvements):**

All our interest in the Property described in Exhibit A attached hereto and incorporated herein by reference.

**Reservations from Conveyance:**

None

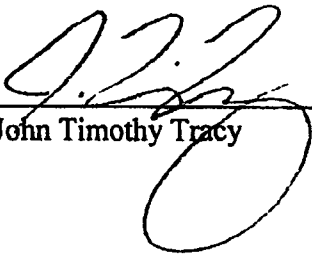
**Exceptions to Conveyance and Warranty:**

None

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, gives, 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 when the claim is by, through, or under Grantor but not otherwise, 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.

**(Three Signature Pages to Follow)**

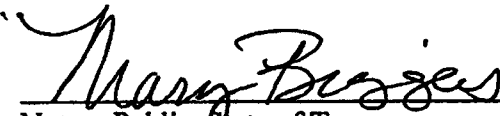
  
\_\_\_\_\_  
John Timothy Tracy

STATE OF TEXAS )

COUNTY OF )  
Tarrant )

This instrument was acknowledged before me on November 11<sup>th</sup>, 2015, by John Timothy Tracy.



  
\_\_\_\_\_  
Notary Public, State of Texas  
My commission expires: 03/29/2018

*Michael Carriker*

Michael Carriker

STATE OF TEXAS )

COUNTY OF )

\_\_\_\_\_ )

This instrument was acknowledged before me on November 2nd, 2015, by Michael Carriker.

*Ashley Terry*

Notary Public, State of Texas

My commission expires: 11/14/2017

**AFTER RECORDING RETURN TO:  
SIKES & RACHEL, P.C.  
501 W. CHAMBERS ST.  
CLEBURNE, TX 76033  
Tel: 817.645.6628  
Fax: 817.645.4868**

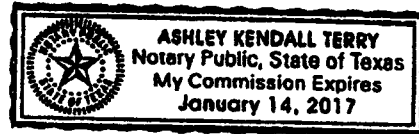




Exhibit "A"

Part of the John Tumlinson 305.7 acre Survey patented to John Karner, Assignee on January 29, 1858, by Patent No. 432, Volume 8, Abstract No. 841, and a part of the Diadem Millican Survey, Patent No. 284, Volume 15, Abstract No. 541, described in three contiguous tracts as follows:

**FIRST TRACT:** Out of said John Tumlinson Survey described by metes and bounds as follows: Beginning at the Northwest corner of said Tumlinson Survey a stone; Thence South 30 deg. East with the division line between said John Tumlinson Survey and said Diadem Millican Survey 438 varas a stake for corner; Thence North 39 deg. East 608 varas, a stake for corner; Thence North 30 deg. West 234 varas to point on the northwest boundary line of said Tumlinson Survey; Thence South 60 deg. West with the Northwest boundary line of said Tumlinson Survey 577.3 varas to the place of beginning, containing 35 acres of land.

**SECOND TRACT:** Out of the said Diadem Millican Survey, described by metes and bounds as follows: Beginning at the West corner of 203-1/3 acres of land of which this is a part conveyed by G. B. Turner to L. Goen by Warranty Deed dated April 16, 1870, recorded in Volume "H", Page 462 of the Deed Records of Johnson County, Texas; Thence South 30 deg. East 427 varas to the South corner of said 203-1/3 acre tract, a stake for corner; Thence North 60 deg. East with the Southeast boundary line of said 203-1/3 acre tract 1365.75 varas to the south corner of a tract of 100 acres of land conveyed by Lewis Goen to Jesse B. Jones by Warranty Deed dated March 11, 1871, recorded in Volume "I", Page 443, of the Deed Records of Johnson County, Texas, and which 100 acre tract is described as "Third Tract" herein; Thence North 30 deg. West with the Southwest boundary line of said 100 acre tract of land 427 varas to the West corner of said 100 acre tract, a stake; Thence South 60 deg. West with the Northwest boundary line of said 203-1/3 acre tract 1365.75 varas to the place of beginning, containing 103-1/3 acres of land.

**THIRD TRACT:** Out of said Diadem Millican Survey, described by metes and bounds as follows: Beginning at the West corner of said John Tumlinson Survey, and which point is the North corner of the aforementioned 203-1/3 acre tract of land; Thence South 60 deg. West 1322.25 varas to a rock for corner, the North corner of the 103-1/3 acres herein described as "Second Tract" from which a post oak bears North 85 deg. East 2.5 varas, and another bears South 2.5 varas; Thence South 30 deg. East 427 varas to stake from which a post oak marked "J" bears North 46 deg. East 23.5 varas, and which stake is at the East corner of said 103-1/3 acre tract herein described as "Second Tract"; Thence North 60 deg. East with the Southeast boundary line of said 203-1/3 acre tract of land 1322.5 varas to rock for corner on the Southwest boundary line of said John Tumlinson Survey; Thence North 30 deg. West with the Southwest boundary line of said John Tumlinson Survey, 427 varas to the place of beginning, containing 100 acres of land.

Said three tracts of land contain in all 238-1/3 acres of land, and being the same three tracts of land conveyed by A.J. Hobbs and wife, Julia Beatrice Hobbs, to C. S. Maddox by Warranty Deed dated October 8, 1942, recorded in Volume 327, Page 445 of the Deed Records of Johnson County, Texas, but there is hereby saved and excepted out of said three tracts of land, and not hereby conveyed three tracts of land containing in all 3.534 acres of land conveyed by C. S.

Maddox and wife, Grace Maddox, to the State of Texas for highway purposes by three right-of-way deeds, all dated January 8, 1946, and recorded respectively in Volume 355, Page 612, Volume 355, Page 617, and Volume 355, Page 531 of the Deed Records of Johnson County, Texas, leaving hereby conveyed 234.799 acres of which 1.91 acres are in the public road.

