

AGENDA PLACEMENT FORM

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

Date: 6/30/2023

COMMISSIONERS COURT

Meeting Date: 07/10/2023

JUL 10 2023

Submitted By: Jennifer VanderLaan

Department/Office: Public Works

Approved

Signature of Director/Official: 

Agenda Title:
Variance

Public Description (Description should be 2-4 sentences explaining to the Court and the public what action is recommended and why it is necessary):

Consideration of Variance for 60 feet of Road Frontage for a Two Acre Lot in a Proposed Subdivision located on County Road 701-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: Action Item (Action Item, Workshop, Consent, Executive)

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor

Personnel Public Works Facilities Management

Other Department/Official (list) _____

Please Inter-Office All Original Documents to County Judge’s Office Prior to Deadline & 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 Mark Taylor Date 6-30-23

Phone Number 817-832-7466

Email Address markt@buildagsh.com

Property Information for Variance Request:

Property 911 address 1708 CR 701 Cleburne TX 76031

Subdivision name _____ Block _____ Lot _____ ^{7.00}

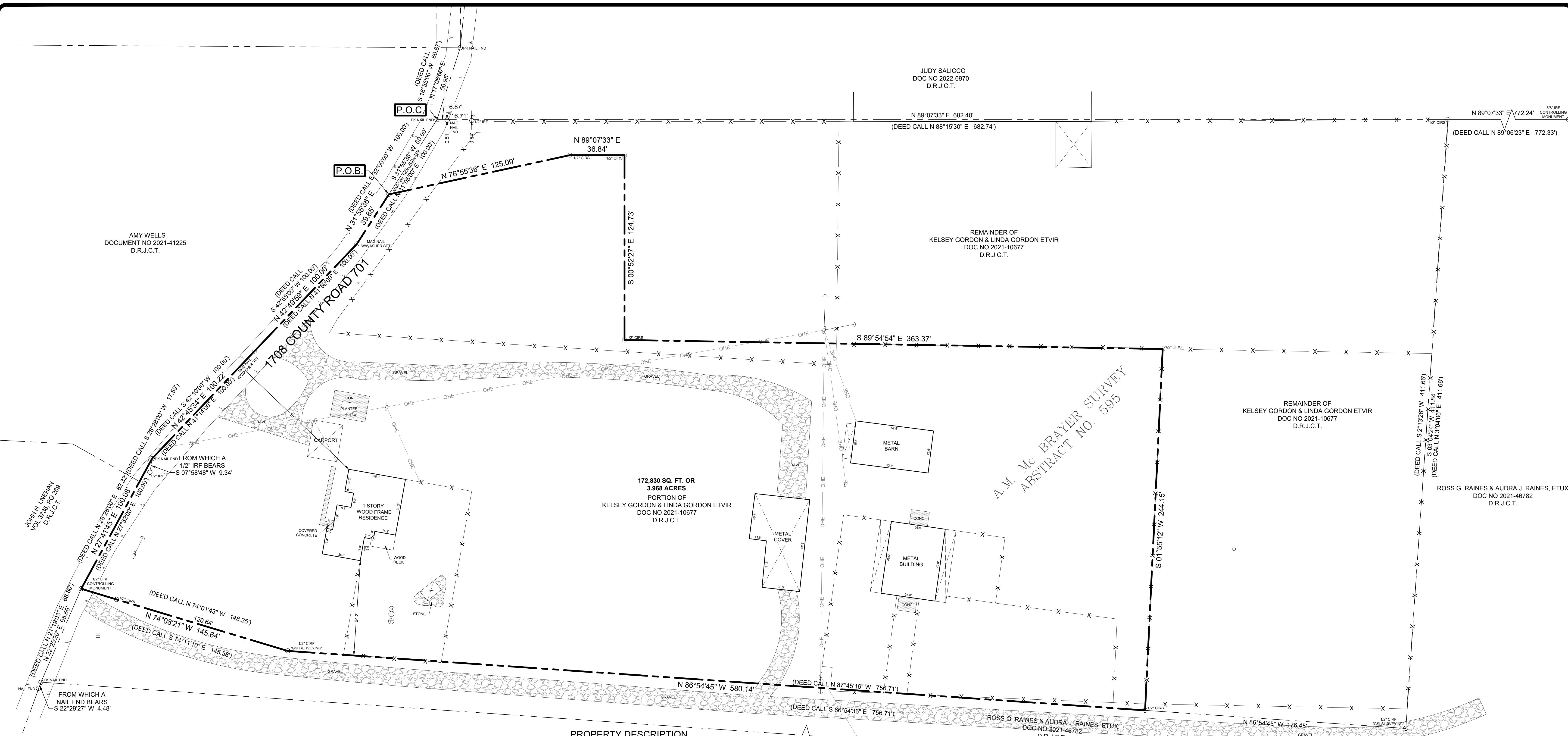
Survey AMC Brayer Abstract 595 TR18A Acreage 2.043

Request Variance for road frontage

Reason for request ETS change after final surveys and loan approval

Provide the following with this request:

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



PROPERTY DESCRIPTION

BEING a 3.968 acre tract of land situated in the **A.M. Mc BRAYER SURVEY, ABSTRACT NO. 595**, in the City of Cleburne, Johnson County, Texas, being a portion of that certain tract of land described in a deed to Kelsey Gordon and Linda Gordon, et vir, recorded in Document Number 2021-10677, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a P. K. nail found for the common corner of said Gordon tract, a tract of land described in a deed to Judy Salicco, recorded in Document Number 2022-6970, Deed Records, Johnson County, Texas, said point being in the centerline of County Road 701, more or less;

THENCE S 31°55'36" W, along the west line of said Gordon tract, and along the centerline of said County Road 701, more or less, a distance of 60.00 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 76°55'36" E, crossing said Gordon tract, a distance of 125.09 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 89°07'33" E, crossing said Gordon tract, a distance of 36.84 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 00°52'27" E, crossing said Gordon tract, a distance of 124.73 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 89°54'54" E, crossing said Gordon tract, a distance of 363.37 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 01°55'12" W, crossing said Gordon tract, a distance of 244.15 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner, said point being in the common line of said Gordon tract, and a tract of land described in a deed to Ross G. Raines and Audra J. Raines, et ux, recorded in Document Number 2021-46782, Deed Records, Johnson County, Texas;

THENCE N 86°54'45" W, along the common line of said Gordon tract, and said Raines tract, a distance of 580.14 feet to a 1/2 inch iron rod with plastic cap stamped "GSI SURVEYING" found for the common corner of said Gordon tract, and said Raines tract;

THENCE N 74°08'21" W, along the common line of said Gordon tract, and said Raines tract, passing a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set online at a distance of 120.64 feet, and continuing a total distance of 145.64 feet to a 1/2 inch iron rod with cap found for the common corner of said Gordon tract, and said Raines tract, said point being in the centerline of said County Road 701, more or less;

THENCE N 27°41'45" E, along the west line of said Gordon tract, and along the centerline of said County Road 701, more or less, a distance of 100.08 feet to a PK nail found for corner;

THENCE N 42°49'59" E, along the west line of said Gordon tract, and along the centerline of said County Road 701, more or less, a distance of 100.22 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 31°55'36" E, along the west line of said Gordon tract, and along the centerline of said County Road 701, more or less, a distance of 39.85 feet to the **POINT OF BEGINNING** and containing 172,830 square feet or 3.968 acres of land more or less.

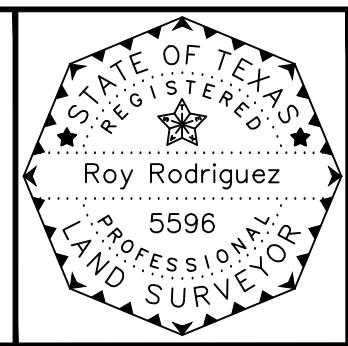
BRIAN KEITH GILLEY, ETUX
VOL 2341, PG 97
D.R.J.C.T.

NOTE:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND OTHER MATTERS OF RECORD MAY AFFECT THIS PROPERTY.
THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, CONDITIONS, RESERVATIONS, RULES AND ORDINANCES THAT MAY BE APPLICABLE TO SAID PROPERTY AND ANY PART THEREOF.
NO EFFORT WAS MADE TO LOCATE BURIED OR UNDERGROUND UTILITY STRUCTURES DURING THE PROGRESS OF THIS SURVEY. TO LOCATE UNDERGROUND OR BURIED UTILITIES CALL 811.
THE ELEVATIONS SHOWN HEREON ARE BASED ON ALLTERRA CENTRAL VRS NETWORK, NAD83.

SURVEYORS CERTIFICATION

I, Roy Rodriguez, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents the actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge and as found during the time of this survey, February 27, 2023.

Roy Rodriguez
Roy Rodriguez, R.P.L.S. No. 5596

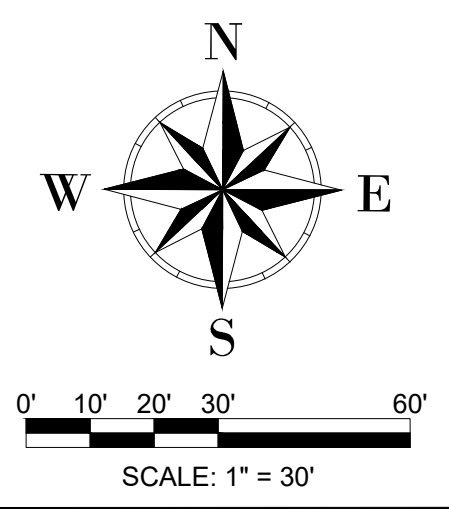


BLUESTAR SURVEYING
FIRM NUMBER 10147900
1013 CEDAR AVE., SUITE 101
CLEBURNE, TEXAS 76033
817-659-9206
WWW.BLUESTARSURVEYING.COM

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JUN 23-030-56 GF # GF # DATE: 2/27/23

- LEGEND**
- ⊙ BOLLARD
 - ⊠ CABLE PEDESTAL
 - ⊕ CLEAN OUT
 - ⊠ DRAIN INLET
 - ⊠ ELECTRIC BOX
 - ⊠ ELECTRIC MAN HOLE
 - ⊠ ELECTRIC VAULT
 - ⊠ FENCE COLUMN
 - ⊠ FIBER OPTIC MARKER
 - ⊠ FIRE HYDRANT
 - ⊠ FUEL PORT
 - ⊠ GAS MAN HOLE
 - ⊠ GAS METER
 - ⊠ GAS VALVE
 - ⊠ GRATE INLET
 - ⊠ GREASE TRAP
 - ⊠ GUY WIRE
 - ⊠ IRRIGATION CONTROL VALVE
 - ⊠ LIGHT POLE
 - ⊠ MAIL BOX
 - ⊠ MAN HOLE
 - ⊠ FENCE LINE
 - ⊠ MONITORING WELL
 - ⊠ PIPELINE MARKER
 - ⊠ POWER POLE
 - ⊠ SEPTIC TANK
 - ⊠ SANITARY SEWER MAN HOLE
 - ⊠ SIGN
 - ⊠ STORM DRAIN MAN HOLE
 - ⊠ TELEPHONE MAN HOLE
 - ⊠ TELEPHONE PEDESTAL
 - ⊠ TELEPHONE VAULT
 - ⊠ TRAFFIC SIGNAL BOX
 - ⊠ TRAFFIC SIGNAL POLE
 - ⊠ TRANSFORMER PAD
 - ⊠ WATER METER
 - ⊠ WATER VALVE
 - ⊠ WATER VAULT
 - ⊠ VAULT
 - ⊠ IRON ROD FOUND
 - ⊠ "X" FND. "X" FND.
 - ⊠ OHE OVERHEAD ELECTRIC LINE
 - ⊠ 1/2" CIRS 1/2" IRON ROD SET STAMPED "BLUESTAR SURVEYING"



1708 COUNTY ROAD 701
LAND TITLE SURVEY
3.968 ACRES
SITUATED IN THE
A.M. MC BRAYER SURVEY, ABSTRACT NO. 595
CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS

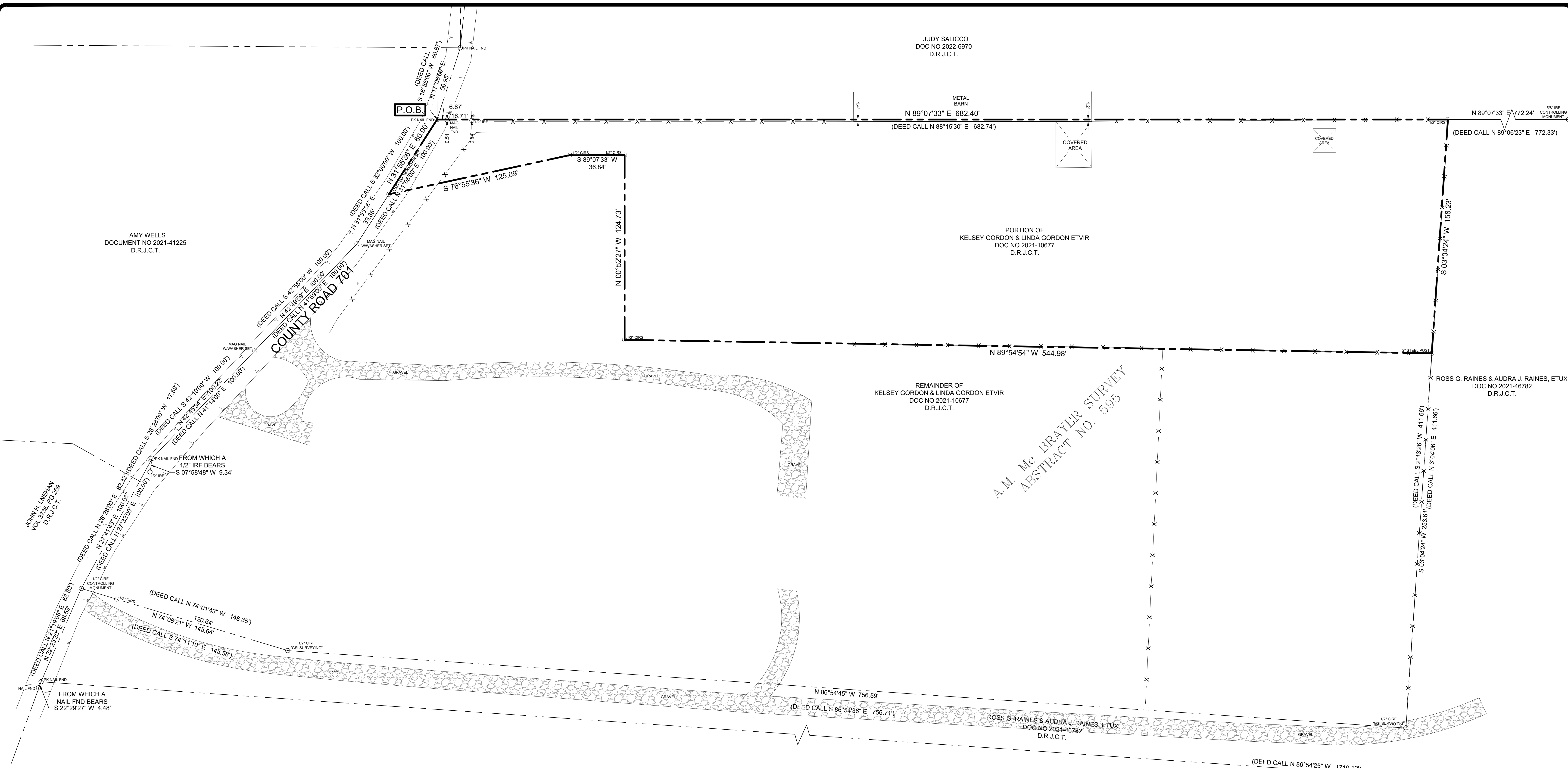
AMY WELLS
DOCUMENT NO 2021-41225
D.R.J.C.T.

JUDY SALICCO
DOC NO 2022-6970
D.R.J.C.T.

REMAINDER OF
KELSEY GORDON & LINDA GORDON ETVIR
DOC NO 2021-10677
D.R.J.C.T.

REMAINDER OF
KELSEY GORDON & LINDA GORDON ETVIR
DOC NO 2021-10677
D.R.J.C.T.

ROSS G. RAINES & AUDRA J. RAINES, ETUX
DOC NO 2021-46782
D.R.J.C.T.



PROPERTY DESCRIPTION

BEING a 2.043 acre tract of land situated in the **A.M. Mc BRAYER SURVEY, ABSTRACT NO. 595**, in the City of Cleburne, Johnson County, Texas, being a portion of that certain tract of land described in a deed to Kelsey Gordon and Linda Gordon, et vir, recorded in Document Number 2021-10677, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a P. K. nail found for the common corner of said Gordon tract, a tract of land described in a deed to Judy Salicco, recorded in Document Number 2022-6970, Deed Records, Johnson County, Texas, said point being in the centerline of County Road 701, more or less;

THENCE N 89°07'33" E, along the common line of said Gordon tract, and said Salicco tract, passing a mag nail found at a distance of 6.87 feet, right 0.51, passing a 1/2 inch iron rod found at a distance of 23.58 feet, right 0.64 feet, and continuing a total distance of 682.40 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Gordon tract, and a tract of land described in a deed to Ross G. Raines and Audra J. Raines, et ux, recorded in Document Number 2021-46782, Deed Records, Johnson County, Texas;

THENCE S 03°04'24" W, along the common line of said Gordon tract, and said Raines tract, a distance of 158.23 feet to a 2 inch steel post found for corner;

THENCE N 89°54'54" W, crossing said Gordon tract, a distance of 544.98 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 00°52'27" E, crossing said Gordon tract, a distance of 124.73 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 89°07'33" W, crossing said Gordon tract, a distance of 36.84 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

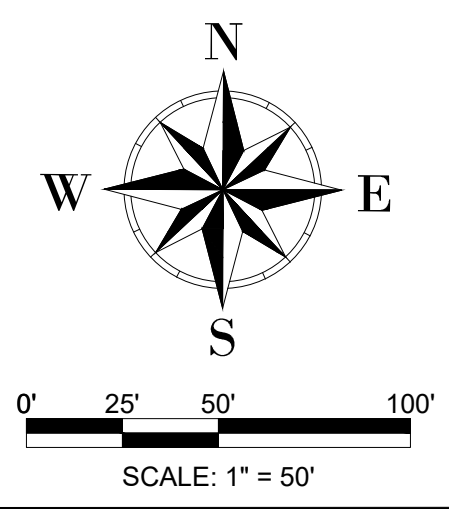
THENCE S 76°55'36" W, crossing said Gordon tract, a distance of 125.09 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for corner, said point being in the west line of said Gordon tract, said point being in the centerline of said County Road 701, more or less;

THENCE N 31°55'36" E, along the west line of said Gordon tract, and along the centerline of said County Road 701, more or less, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing 89,002 square feet or 2.043 acres of land more or less.

BRIAN KEITH GILLEY, ETUX
VOL 2341, PG 97
D.R.J.C.T.

A.M. Mc BRAYER SURVEY
ABSTRACT NO. 595

- LEGEND**
- ⊙ BOLLARD
 - ⊠ CABLE PEDESTAL
 - ⊙ CLEAN OUT
 - ⊠ DRAIN INLET
 - ⊠ ELECTRIC BOX
 - ⊙ ELECTRIC MAN HOLE
 - ⊠ ELECTRIC VAULT
 - ⊠ FENCE COLUMN
 - ⊠ FIBER OPTIC MARKER
 - ⊠ FIRE HYDRANT
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 - ⊠ WATER METER
 - ⊠ WATER VALVE
 - ⊠ WATER VAULT
 - ⊠ VAULT
 - ⊠ IRON ROD FOUND
 - ⊠ FND. "X" FND.
 - ⊠ OHE OVERHEAD ELECTRIC LINE
 - 1/2" CIRS 1/2" IRON ROD SET STAMPED "BLUESTAR SURVEYING"

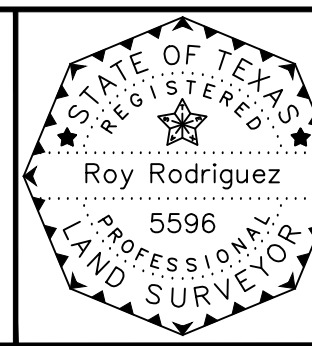


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SURVEYORS CERTIFICATION

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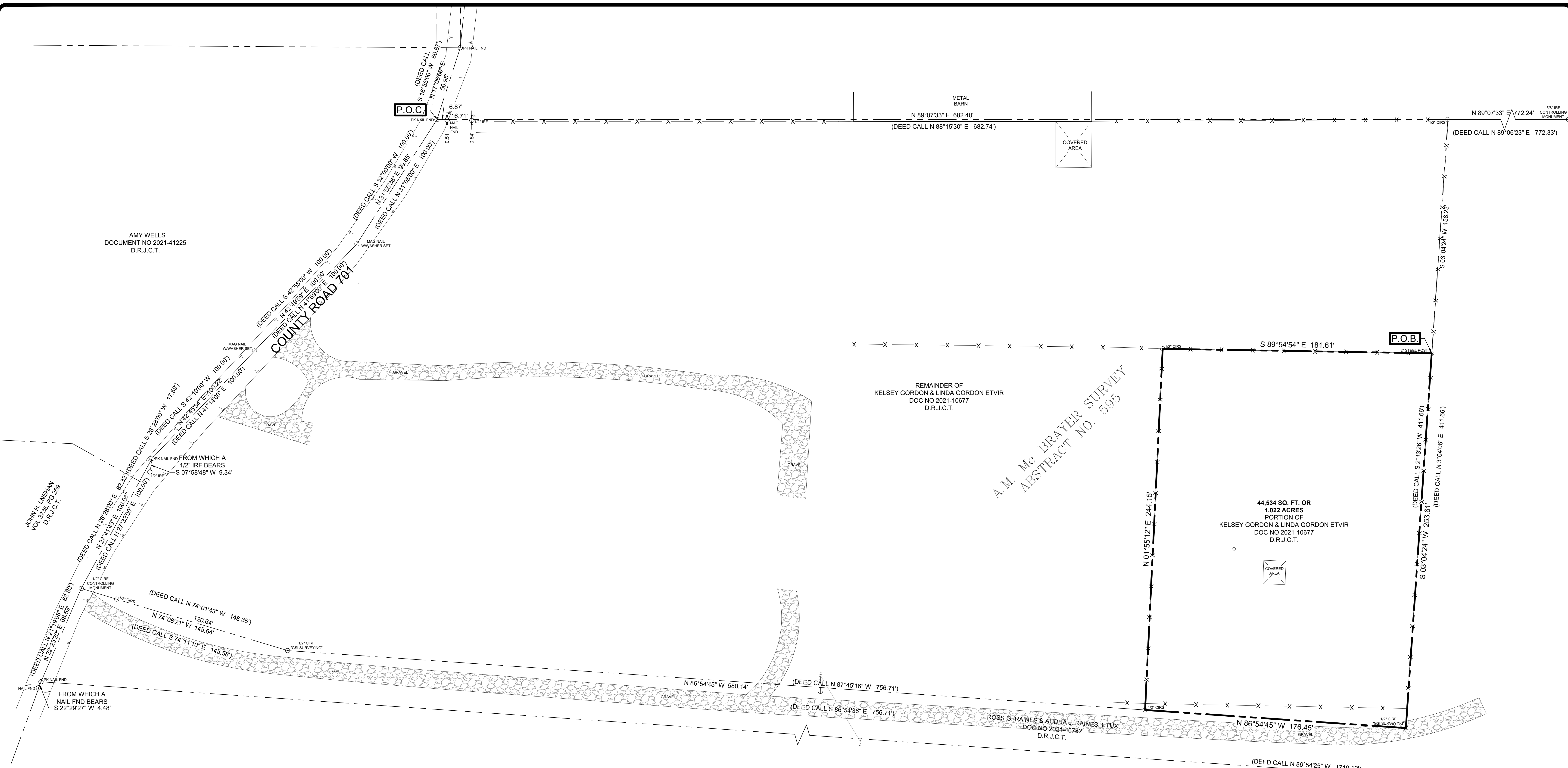
Roy Rodriguez
Roy Rodriguez, R.P.L.S. No. 5596



BLUESTAR SURVEYING
FIRM NUMBER 10147900
1013 CEDAR HOLLOW, CT. CLEBURNE, TEXAS 76033
817-659-9206
WWW.BLUESTARSURVEYING.COM

COUNTY ROAD 701
LAND TITLE SURVEY
2.043 ACRES
SITUATED IN THE
A.M. MC BRAYER SURVEY, ABSTRACT NO. 595
CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS

JUN 23-030-S5 GF # GF # DATE: 2/27/23



AMY WELLS
DOCUMENT NO 2021-41225
D.R.J.C.T.

REMAINDER OF
KELSEY GORDON & LINDA GORDON ET VIR
DOC NO 2021-10677
D.R.J.C.T.

A.M. MC BRAYER SURVEY
ABSTRACT NO. 595

44,534 SQ. FT. OR
1.022 ACRES
PORTION OF
KELSEY GORDON & LINDA GORDON ET VIR
DOC NO 2021-10677
D.R.J.C.T.

ROSS G. RAINES & AUDRA J. RAINES, ET UX
DOC NO 2021-46782
D.R.J.C.T.

BRIAN KEITH GILLEY, ET UX
VOL 2341, PG 97
D.R.J.C.T.

PROPERTY DESCRIPTION

BEING a 1.022 acre tract of land situated in the A.M. Mc BRAYER SURVEY, ABSTRACT NO. 595, in the City of Cleburne, Johnson County, Texas, being a portion of certain tract of land described in a deed to Kelsey Gordon and Linda Gordon, et vir, recorded in Document Number 2021-10677, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a P. K. nail found for the common corner of said Gordon tract, a tract of land described in a deed to Judy Salicco, recorded in Document Number 2022-0970, Deed Records, Johnson County, Texas, said point being in the centerline of County Road 701, more or less;

THENCE N 89°07'33" E, along the common line of said Gordon tract, and said Salicco tract, passing a mag nail found at a distance of 6.87 feet, right 0.51, passing a 1/2 inch iron rod found at a distance of 23.58 feet, right 0.64 feet, and continuing a total distance of 682.40 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Gordon tract, and a tract of land described in a deed to Ross G. Raines and Audra J. Raines, et ux, recorded in Document Number 2021-46782, Deed Records, Johnson County, Texas;

THENCE S 03°04'24" W, along the common line of said Gordon tract, and said Raines tract, a distance of 158.23 feet to a 2 inch metal fence corner post found for the **POINT OF BEGINNING**;

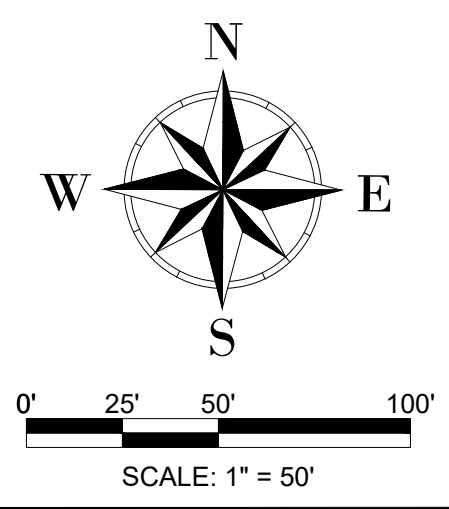
THENCE S 03°04'24" W, along the common line of said Gordon tract, and said Raines tract, a distance of 253.61 feet to a 1/2 inch iron rod with cap stamped "GSI SURVEYING" found for the common corner of said Gordon tract, and said Raines tract;

THENCE N 86°54'45" W, along the common line of said Gordon tract, and said Raines tract, a distance of 176.45 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 01°55'12" E, crossing said Gordon tract, a distance of 244.15 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 89°07'33" E, crossing said Gordon tract, a distance of 181.61 feet to the **POINT OF BEGINNING** and containing 44,534 square feet or 1.022 acres of land more or less.

- LEGEND**
- ⊙ BOLLARD
 - ⊙ CABLE PEDESTAL
 - ⊙ CLEAN OUT
 - ⊙ DRAIN INLET
 - ⊙ ELECTRIC BOX
 - ⊙ ELECTRIC MAN HOLE
 - ⊙ ELECTRIC VAULT
 - ⊙ FENCE COLUMN
 - ⊙ FIBER OPTIC MARKER
 - ⊙ FIRE HYDRANT
 - ⊙ FUEL PORT
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 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ WATER VAULT
 - ⊙ VAULT
 - ⊙ IRON ROD FOUND
 - "X" FND. "X" FND.
 - ⊙ OHE OVERHEAD ELECTRIC LINE
 - 1/2" CIRS 1/2" IRON ROD SET STAMPED "BLUESTAR SURVEYING"



NOTE:
THIS PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENT AND CAN NOT BE LOCATED, IS BLANKET IN NATURE:
VOLUME 1837, PAGE 618, VOLUME 1953, PAGE 391, VOLUME 275, PAGE 70, VOLUME 459, PAGE 506, DEED RECORDS,
JOHNSON COUNTY, TEXAS

SURVEYORS CERTIFICATION

I, Roy Rodriguez, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents the actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge and as found during the time of this survey, February 27, 2023.

Roy Rodriguez
Roy Rodriguez, R.P.L.S. No. 5596

STATE OF TEXAS
REGISTERED
PROFESSIONAL
LAND SURVEYOR
Roy Rodriguez
5596

COPYRIGHT © BLUESTAR SURVEYING LLC ALL RIGHTS RESERVED.
NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

(1) NOTES: The basis of bearings for this survey is the Texas State Plane Coordinate System Grid, North Central Zone (4202), North American Datum 1983(2011).
(2) CIRS = Controlling Instrument.
(3) Unless otherwise noted, subject property is affected by any and all notes, details, easements and other matters that are shown on or as part of the recorded plat and/or as part of the title commitment provided.

COUNTY ROAD 701
LAND TITLE SURVEY
1.022 ACRES
SITUATED IN THE
A.M. MC BRAYER SURVEY, ABSTRACT NO. 595
CITY OF CLEBURNE, JOHNSON COUNTY, TEXAS

BLUESTAR SURVEYING
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1013 CEDAR HOLLOW, CT. CLEBURNE, TEXAS 76033
817-659-9206
WWW.BLUESTARSURVEYING.COM

JUN 23-030-S2 GF # 23002337-30 DATE: 2/27/23

Truly Title GF # 23002337-30

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 18 day of May, 2023

Grantor: Kelsey Gordon and Linda Gordon and Ric Gordon

Grantor's Mailing Address: 7004 Villa Ridge Ct Granbury TX 76046

Grantee: A. G. Smith Homes, LLC, a Texas limited liability company

Grantee's Mailing Address: 500 W 7th Street, Suite 150, Fort Worth, TX 76102

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Guaranty Bank & Trust, N.A. ("Lender"), in the principal amount of Four Hundred Sixty Eight Thousand and 00/100 Dollars (\$468,000.00). 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 Kirk L. Lee, Trustee.

Property (including any improvements):

ATTACHED AS "EXHIBIT A"

Reservations from Conveyance: None.

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; and taxes for 2023 and subsequent years, which Grantee assumes and agrees to pay.

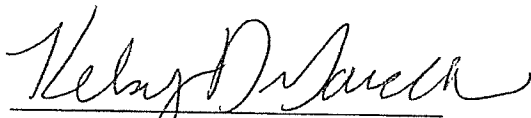
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee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

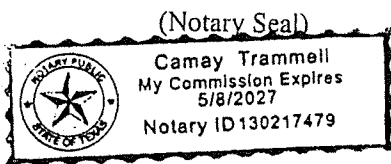
Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse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

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


Kelsey Gordon

STATE OF TEXAS
COUNTY OF Johnson

This instrument was acknowledged before me on May 18, 2023, by Kelsey Gordon.




Notary Public, State of TEXAS

Linda Gordon
Linda Gordon

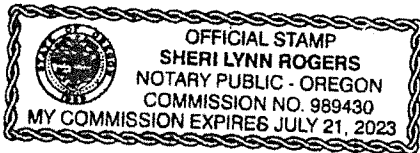
Ric Gordon
Ric Gordon

STATE OF OREGON

COUNTY OF UNION

This instrument was acknowledged before me on May 18, 2023, by Linda Gordon and Ric Gordon.

(Notary Seal)



Sheri L. Rogers
Notary Public, State of OREGON

After recording return to:
A. G. Smith Homes, LLC
500 W 7th Street, Suite 150
Fort Worth, TX 76102

EXHIBIT A

BEING a 3.968 acre tract of land situated in the A.M. Mc BRAYER SURVEY, ABSTRACT NO. 595, in the City of Cleburne, Johnson County, Texas, being a portion of that certain tract of land described in a deed to Kelsey Gordon and Linda Gordon, et vir, recorded in Document Number 2021-10677, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a P. K. nail found for the common corner of said Gordon tract, a tract of land described in a deed to Judy Salicco, recorded in Document Number 2022-6970, Deed Records, Johnson County, Texas, said point being in the centerline of County Road 701, more or less;

THENCE S 31°55'36" W, along the west line of said Gordon tract, and along the centerline of said County Road 701, more or less, a distance of 60.00 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 76°55'36" E, crossing said Gordon tract, a distance of 125.09 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 89°07'33" E, crossing said Gordon tract, a distance of 36.84 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 00°52'27" E, crossing said Gordon tract, a distance of 124.73 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 89°54'54" E, crossing said Gordon tract, a distance of 363.37 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 01°55'12" W, crossing said Gordon tract, a distance of 244.15 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner, said point being in the common line of said Gordon tract, and a tract of land described in a deed to Ross G. Raines and Audra J. Raines, et ux, recorded in Document Number 2021-46782, Deed Records, Johnson County, Texas;

THENCE N 86°54'45" W, along the common line of said Gordon tract, and said Raines tract, a distance of 580.14 feet to a 1/2 inch iron rod with plastic cap stamped "GSI SURVEYING" found for the common corner of said Gordon tract, and said Raines tract;

THENCE N 74°08'21" W, along the common line of said Gordon tract, and said Raines tract, passing a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set online at a distance of 120.64 feet, and continuing a total distance of 145.64 feet to a 1/2 inch iron rod with cap found for the common corner of said Gordon tract, and said Raines tract, said point being in the centerline of said County Road 701, more or less;

THENCE N 27°41'45" E, along the west line of said Gordon tract, and along the centerline of said County Road 701, more or less, a distance of 100.08 feet to a PK nail found for corner;

THENCE N 42°45'34" E, along the west line of said Gordon tract, and along the centerline of said County Road 701, more or less, a distance of 100.22 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 42°49'59" E, along the west line of said Gordon tract, and along the centerline of said County Road 701, more or less, a distance of 100.00 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 31°55'36" E, along the west line of said Gordon tract, and along the centerline of said County Road 701, more or less, a distance of 39.85 feet to the POINT OF BEGINNING and containing 172,830 square feet or 3.968 acres of land more or less.

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2023 - 13872

eRecording - Real Property

Warranty Deed

Recorded On: May 22, 2023 08:33 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: 2023 - 13872

Receipt Number: 20230522000008

Recorded Date/Time: May 22, 2023 08:33 AM

User: Leslie S

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

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.

NOTE: THIS DOCUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES, AT THE REQUEST OF THE PARTIES, NO TITLE SEARCH, SURVEY, OR TAX CERTIFICATE HAS BEEN PREPARED FOR THIS TRANSACTION. NO REPRESENTATIONS ARE MADE AS TO ANY ISSUE, INCLUDING BUT NOT LIMITED TO TITLE, OWNERSHIP, TAXES OR LEGAL DESCRIPTION. NO REVIEW OF GRANTOR'S EXISTING DEED OF TRUST OR MORTGAGE HAS BEEN REQUESTED OR UNDERTAKEN BY LAW OFFICE. GRANTOR IS ADVISED THAT MOST DEEDS OF TRUST CONTAIN A DUE ON SALE PROVISION WHICH STATE THAT THE GRANTOR'S NOTE MAY BE CALLED DUE AND PAYABLE BY ANY TRANSFER. ADDITIONALLY, GRANTOR HAS BEEN ADVISED THAT TYPICALLY, A TITLE POLICY WILL BE VOIDED BY A TRANSFER OF TITLE.

General Warranty Deed

Executed this 18 day of May, 2023

Grantor: Kelsey Gordon and Linda Gordon and Ric Gordon

Grantor's Mailing Address: 7004 Villa Ridge Ct Granbury TX 76049

Grantee: Mark Taylor and Jennifer Taylor

Grantee's Mailing Address: 1913 Bluebird Ave Fort Worth TX 76111

Consideration: Ten Dollars (\$10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

Property (including any improvements):


ATTACHED AS "EXHIBIT A"

Reservations from Conveyance: None.

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; and taxes for 2023 and subsequent years, which Grantee assumes and agrees to pay.

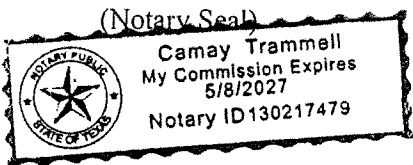
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee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

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


Kelsey Gordon

STATE OF TEXAS
COUNTY OF Johnson

This instrument was acknowledged before me on May 18, 2023, by Kelsey Gordon.




Notary Public, State of TEXAS

Linda Gordon

Linda Gordon

Ric Gordon

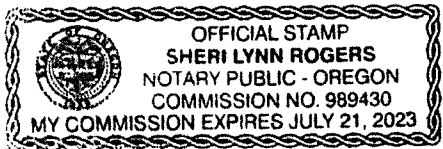
Ric Gordon

STATE OF OREGON

COUNTY OF Union

This instrument was acknowledged before me on May 18th, 2023, by Linda Gordon and Ric Gordon.

(Notary Seal)



Sheri L Rogers
Notary Public, State of OREGON

After recording return to:

Mark Taylor

EXHIBIT A

BEING a 2.043 acre tract of land situated in the **A.M. Mc BRAYER SURVEY, ABSTRACT NO. 595**, in the City of Cleburne, Johnson County, Texas, being a portion of that certain tract of land described in a deed to Kelsey Gordon and Linda Gordon, et vir, recorded in Document Number 2021-10677, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a P. K. nail found for the common corner of said Gordon tract, a tract of land described in a deed to Judy Salicco, recorded in Document Number 2022-6970, Deed Records, Johnson County, Texas, said point being in the centerline of County Road 701, more or less;

THENCE N 89°07'33" E, along the common line of said Gordon tract, and said Salicco tract, passing a mag nail found at a distance of 6.87 feet, right 0.51, passing a 1/2 inch iron rod found at a distance of 23.58 feet, right 0.64 feet, and continuing a total distance of 682.40 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for the common corner of said Gordon tract, and a tract of land described in a deed to Ross G. Raines and Audra J. Raines, et ux, recorded in Document Number 2021-46782, Deed Records, Johnson County, Texas;

THENCE S 03°04'24" W, along the common line of said Gordon tract, and said Raines tract, a distance of 158.23 feet to a 2 inch steel post found for corner;

THENCE N 89°54'54" W, crossing said Gordon tract, a distance of 544.98 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE N 00°52'27" W, crossing said Gordon tract, a distance of 124.73 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 89°07'33" W, crossing said Gordon tract, a distance of 36.84 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" set for corner;

THENCE S 76°55'36" W, crossing said Gordon tract, a distance of 125.09 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" set for corner, said point being in the west line of said Gordon tract, said point being in the centerline of said County Road 701, more or less;

THENCE N 31°55'36" E, along the west line of said Gordon tract, and along the centerline of said County Road 701, more or less, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing 89,002 square feet or 2.043 acres of land more or less.

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2023 - 14082

eRecording - Real Property

Warranty Deed

Recorded On: May 23, 2023 10:14 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

******* 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: 2023 - 14082

Receipt Number: 20230523000060

Recorded Date/Time: May 23, 2023 10:14 AM

User: Linda B

Station: ccl30

Record and Return To:

Simplifile

5072 North 300 West

PROVO UT



**STATE OF TEXAS
COUNTY OF JOHNSON**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Johnson County, Texas.

April Long
Johnson County Clerk
Johnson County, TX

April Long