

**AGENDA PLACEMENT FORM**

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

**Date:** December 31, 2025

**Meeting Date:** January 12, 2026

**Submitted By:** Julie Edmiston

**Department:** Development Services

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

*Jennifer VanderLaan*

**Court Decision:**  
This section to be completed by County Judge's Office



1-12-2026

**Description:**

Consideration of Variance of the Roadway Cross Section on Privately  
Maintained Roads in a Proposed Subdivision, Sunrise Ridge, Located in Precinct  
1.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(May attach additional sheets if necessary)

**Person to Present:** Jennifer VanderLaan

(Presenter must be present for the item unless the item is on the Consent Agenda)

**Supporting Documentation:** (check one)     PUBLIC     CONFIDENTIAL  
(PUBLIC documentation may be made available to the public prior to the Meeting)

**Estimated Length of Presentation:** 10 minutes

**Session Requested:** (check one)  
 Action Item     Consent     Workshop     Executive     Other \_\_\_\_\_

**Check All Departments That Have Been Notified:**

- County Attorney     IT     Purchasing     Auditor  
 Personnel     Public Works     Facilities Management

Other Department/Official (list) \_\_\_\_\_

**Please List All External Persons Who Need a Copy of Signed Documents  
In Your Submission Email**



## 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 BC & GH, LLC Date 12-5-25

Phone Number 479-236-0592

Email Address glhanby123@gmail.com brettc@ljtsi.com

Property Information for Variance Request:

Property 911 address 3401 CR 1123

Subdivision name Sunrise Ridge Block 1, 2, X Lot 1-23, 1-14, 1X & McKenzie Circle

Survey Jackson County School Land Abstract 435 Acreage 90.292

Request Variance for private spec road - 24' road base, 2"HMAC surface, and lime stabilization exemption

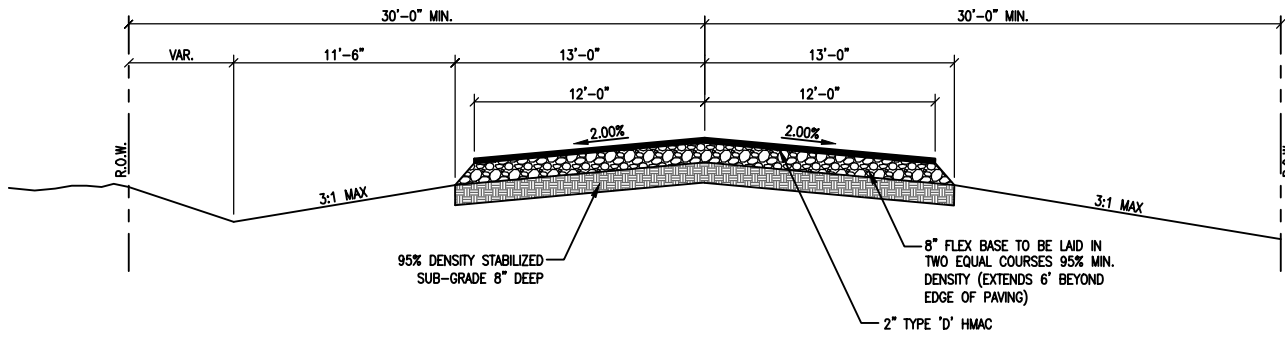
Reason for request The private road shown hereon (McKenzie Circle) is to be gated and privately maintained by the Home Owners' Association (H.O.A.),

as established by accompanying restrictive covenants recorded as a separate document. This road will under no condition be a county maintained road.

The road will meet all other county specs and will be able to support emergency vehicle weight and access needs.

Provide the following with this request:

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



TYPICAL ROADWAY SECTION  
 N.T.S.

Now, Therefore, Know All Men By These Presents:

That Thomas Brett Chenevert and Grant Hanby, owner of the above described tract of land, do hereby adopt this plat, designating the herein described property as Lots 123, Block 1, Lots 194, Block 2 and Lot 1X, Block X, Sunrise Ridge, an addition to the Extraterritorial Jurisdiction of the City of Cleburne, Johnson County, Texas and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public area shown hereon unless otherwise designated on this plat.

This plat approved subject to all planning ordinances, rules, regulations and resolutions of Johnson County, Texas.

Witness my hand, this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By:

Thomas Brett Chenevert (Owner)

Grant Hanby (Owner)

State of Texas

County of \_\_\_\_\_

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

State of Texas

County of \_\_\_\_\_

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed, on behalf of said entities and in the capacities stated.

given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

Final Plat
Lots 1-23, Block 1, Lots 1-14, Block 2 and Lot 1X, Block X
Sunrise Ridge

an addition to the Extraterritorial Jurisdiction of the City of Cleburne, Johnson County, Texas

Being a 90.292 acre tract out of the Jackson County School Land Survey, Abstract No. 435, Johnson County, Texas

December 2025



TEXAS SURVEYING & ENGINEERING INC.

WEATHERFORD • MINERAL WELLS • ALEDO SURVEYING FIRM NO. 10100000 • ENGINEERING FIRM NO. F-17586

Johnson County Notes:

File a Plat:

- 1) If it is a Criminal Offense punishable by a fine of up to \$1,000.00, confinement in the county jail for up to 90 days or by both fine and confinement for a person who subdivides real property to use the subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other real-estate contract to convey that is delivered to a purchaser unless the plat or replat of the subdivision is approved and is filed for records with the Johnson County Clerk. However, said description may be used if the conveyance is a temporary easement on approval and recording of the final plat and the purchaser is not given use or occupancy of the real property conveyed before the recording of the plat.
2) A purchaser may not use an occupancy property described in a plat or replat of a subdivision until such time as the plat is filed for record with the County Clerk's office of the Johnson County Clerk.

Filing a Plat is not acceptance of roads for County Maintenance:

- 1) The approval and filing of a Plat which dedicates roads and streets does not make the roads and streets county roads subject to county maintenance. No road, street or passageway set aside in this Plat shall be maintained by Johnson County, Texas in the absence of an express Order of the Commissioners' Court entered of record in the minutes of the Commissioners' Court of Johnson County, Texas specifically designating any such road, street or passageway and specifically accepting such road, street or passageway for county maintenance.
4) Water Service is to be provided by private on-site water wells. Sewage Service is to be provided by private on-site septic facilities (OSPF). Electrical Service is to be provided by United Cooperative Services (432-27-4827).
5) The designation of the proposed usage of the area shown on plat is for single family residential.
6) The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months of the date of final plat approval.

Utility Easements:

- 1) Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction or maintenance or efficacy of its respective systems of any of the easements shown on the plat, and any public utility including Johnson County, shall have the right at all times of ingress and egress to and from said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing as to part of its respective systems without the necessity at any time of procuring the permission of anyone.

- 8) 15' from lot line in front & back (U.L. - Utility Easement)
5' from lot line on the sides (U.L. - Utility Easement)

Right-of-Way Dedications:

- 9) 40' ROW from center of road on F.M. or State.
30' ROW from center of County Road or roads in a subdivision. (Unless otherwise required by Master Thoroughfare Plan)

Building Lines:

- 10) 50' from lot line (State Hwy & F.M.) [B.L. - Building Line]
25' from lot line (County Road or Subdivision Roads) [B.L. - Building Line]

Flood Notes:

- (1) The referenced FEMA Flood Hazard rate map is for use in administering the national flood insurance program (NFIP). It does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by severe, concentrated rainfall coupled with inadequate local drainage systems. There may be other streams, creeks, low areas, drainage systems or other surfaces or subsurface conditions existing on or near the subject property which are not studied or addressed as part of the "Map".

- (2) Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.
(3) The existing creeks or drainage channels traversing along or across this addition will remain as open channels and will be maintained by the individual owners of the lot or lots that are traversed by or adjacent to the drainage courses along or across said lots.
(4) Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control or erosion.
(5) Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.
(6) Johnson County has the right but not a duty to enter onto property and clear any obstructions including but not limited to trees, plants, dirt, or buildings, which obstruct the flow of water through drainage easements.

Private Sewage Facility:

- (7) On-site sewage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewage Facilities are complied with.

- (8) Inspections and/or acceptance of a private sewage facility by the Development Services Department shall indicate only that the facility meets minimum requirements and does not relieve the owner of the property from complying with county, state and federal regulations. Private sewage facilities, although approved as meeting minimum standards, must be approved by the owner of the facility results in objectionable odors, if unsanitary conditions are created, or if the facility when used does not comply with government regulations.

- (9) A properly designed and constructed private sewage facility system, installed in suitable soil, can malfunction if the amount of water that is required to dispose of is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.

Duties of Developer/Property Owner:

- (20) The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to comply with all local, state or federal law of the jurisdictions in which the property is located.
(21) The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to any adjacent or downstream property owner or impose, impact or transfer any duty of liability to Johnson County. The Commissioners, officials or employees of Johnson County.
(22) Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structures, devices or features portrayed hereon are actually existing on the property portrayed by this plat do not violate the statutes or common law of an incorporated city, Johnson County, the State of Texas, or the United States.
(23) Johnson County is relying upon the surveyor whose name is affixed hereto to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.

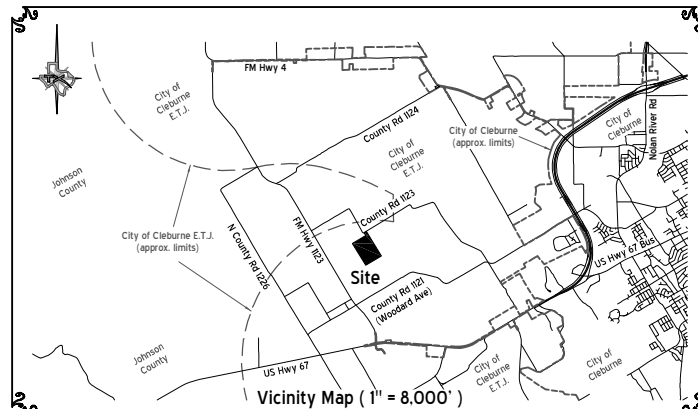
Indemnity:

- (24) The property developer submitting this plat to Johnson County for approval and the owner of the property, the subject of this plat, do hereby agree to jointly and severally indemnify and hold harmless Johnson County and the Commissioners, officials, and employees of Johnson County from any and all claims or damages resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents associated therewith.

Water Well Spacing:

- (25) [placeholder for water well spacing determination from Fracturables]

- (26) A site map of plat of all this subdivision lies within the Extraterritorial Jurisdiction of the City of Cleburne (as shown on Vicinity Map below).



State of Texas, County of Johnson
Approved by Johnson County Commissioner's Court
on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.
Date: \_\_\_\_\_
By: \_\_\_\_\_
County Judge
Plat Recorded in Instrument No. \_\_\_\_\_ Slide \_\_\_\_\_
County Clerk, Johnson County, Texas
Deputy Clerk

State of Texas
County of Johnson

Whereas Thomas Brett Chenevert and Grant Hanby, being the sole owners of a 90.292 acre tract of land out of the Jackson County School Land Survey, Abstract No. 435, Johnson County, Texas, being all of that certain tract conveyed to Thomas Brett Chenevert and Grant Hanby in Doc. No. 2024-23864, Deed Records, Johnson County, Texas, and being further described by metes and bounds as follows:

The following Bearings, Distances, and/or Areas derived from GNS5 observations performed by Texas Surveying & Engineering, Inc. and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (G16 - US Survey Feet).

BEGINNING at a set PK nail in County Road 1023 at the northwest corner of a certain tract of land conveyed to Gann in Doc. No. 2016-04994, D.R.J.C.T., for the northeast and beginning corner of this tract.

THENCE S 31°29'13" E along the west line of said Gann tract passing a found 5/8" iron rod at 8.89 feet and in all 20,920.00 feet to a 12" wood fence post at the southwest corner of said Gann tract and in the north line of a certain tract of land conveyed to Almeida-Cruz in Volume 281, Page 865, D.R.J.C.T., for the southwest corner of this tract.

THENCE S 58°13'07" W 165.892 feet along the north line of said Almeida-Cruz tract to a found 1/2" iron rod at the southeast corner of a certain "First Tract" conveyed to Turley Cove in Volume 3782, Page 153, D.R.J.C.T., for the southwest corner of this tract.

THENCE N 31°34'48" W 2344.82 feet to a found 5/8" iron rod in the east line of a certain "Second Tract" conveyed in said Turley Cove deed and at the southwest corner of said Gann tract and in the north line of a certain tract of land conveyed to Almeida-Cruz in Volume 281, Page 865, D.R.J.C.T., for the most westerly northwest corner of this tract.

THENCE N 60°10'31" E along the south line of said Sanchez tract passing a found 1/2" iron pipe at 1409.79 feet and in all 115.61 feet to a set 1/2" capped iron rod slanted "TEXAS SURVEYING INC" at the southeast corner of said Sanchez tract for an ell corner of this tract.

THENCE N 31°24'54" W 307.78 feet along the east line of said Sanchez tract to a set PK nail in asphalt in said County Road 1023 at the northeast corner of said Sanchez tract for the most northerly northwest corner of this tract.

THENCE N 59°48'27" E 247.40 feet along said County Road 1023 to the POINT OF BEGINNING.

Surveyor's Certificate

Know All Men By These Presents:

That I, Micah Hamilton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

Preliminary: this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Micah Hamilton, Registered Professional Land Surveyor No. 5365
Texas Surveying & Engineering, Inc.
104 S. Walnut Street, Weatherford, TX 76086
weatherford@tse.com - 817-594-0400
Project ID: W2409031P
Field Date: October 1, 2024
Revised Date: December 20, 2025

Surveyor's & Engineer's Notes:

All with respect to the documents listed in Title Commitment No. WM 3986-LC the following easements and/or restrictions were reviewed for this survey:

- Subject to the following Easements(s) and/or Document(s):
30 Pipeline Easement - Vol. 3668, Pg. 807 (amended by Vol. 3724, Pg. 24) (as shown)
30 Pipeline Easement - Vol. 4058, Pg. 920 (as shown)
50 Pipeline Easement - CF2020090208 (as shown)
Telephone Easement - Johnson County Electric L.P. - Vol. 704, Pg. 435 (blanket) O.P.R.J.C.T.

According to easement descriptions, visibility apparent location of utilities in the field, plat maps of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (Texas811) and the surveyor's professional opinion.

B) Currently this tract appears to be located within one or more of the following areas:

- Special Flood Hazard Area, Zone "W" - Areas determined to be within the 1% annual chance floodway without Base Flood Elevation (BFE)
Other Areas of Flood Hazard, Zone "X" - Areas of minimal flood hazard

According to the FIRM Community Panel Map No. 4825C03001, dated December 4, 2012 and FIRM Community Panel Map No. 4825C0275K, dated April 5, 2016 (to up to date flood hazard information always visit the official FEMA website at FEMA.gov).

C) Bearings, Distances, and/or Areas derived from GNS5 observations and reflect N.A.D. 1983, Texas State Plane Coordinate System, North Central Zone 4202 (G16 - US Survey Feet).

D) Underground utilities were located by Traxsair during this survey. per Ticket No. 24770840. Pipeline easement locations shown on face of this plat are derived from record easement documents and on the ground locate data, discovered via said ticket. Always call 811 and/or Utility Providers before excavation or construction.

E) All corners are C.I.R.S. (set 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC"), unless otherwise noted.

F) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, HOA/POA, etc.).

G) The 40' foot Private Right-of-Way, Utility & Drainage Easements shown hereon (McKenzie Circle) has a total length of 6,300 linear feet, with a total area of 9,178 acres (partially & privately maintained by the Home Owners' Association).

H) Lot 1X, Block X is not for residential use (gated & privately maintained by the Home Owners' Association).

I) Lot 23, Block 1 is required to use McKenzie Circle for access: access from County Road 1023 is prohibited.

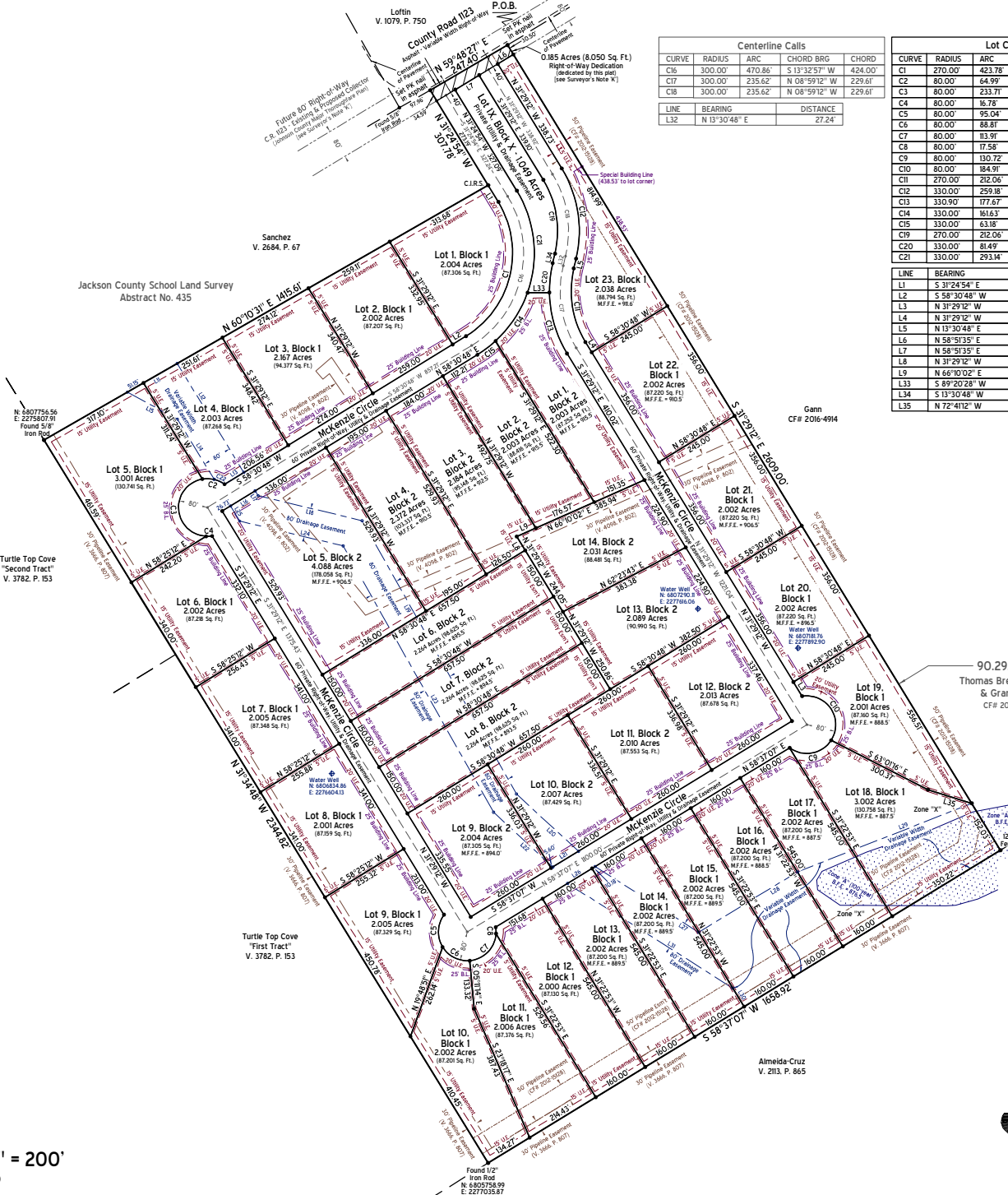
J) Minimum Finished Floor Elevation (M.F.F.E.) and Base Flood Elevation (B.F.E.) are established by Jordan Bishop, P.E., Texas Surveying & Engineering, Inc.

K) County Road 1023 is designated as an ultimate 80' right-of-way per the Johnson County Master Thoroughfare Plan (Existing Collector going northeast; Proposed Collector going southwest). This plat dedicates a 30' x 35' portion to Johnson County on the south side of the road; the dedication establishes the present pavement centerline as the centerline of the future 80' right-of-way, meaning an equal width will eventually be dedicated from the north side.

The adjoining Lotfin tract to the north (V. 1078, P. 750) appears to share a contiguous boundary with this tract, as evidenced by a found 5/8" iron rod located 91.96' from this tract's westerly northern corner. This shared boundary lies 5 to 10' south of the present-day pavement centerline. The northern property owner will be responsible for dedicating the remaining portion (approximately 45-50') as a lateral easement to complete the ultimate 80' right-of-way.

Surveyor: Micah Hamilton, R.P.L.S., 104 S. Walnut St, Weatherford, TX, 76086, weatherford@tse.com
Engineer: Jordan Bishop, P.E., 104 S. Walnut St, Weatherford, TX, 76086, weatherford@tse.com
Owner(s): Thomas Brett Chenevert & Grant Hanby, Attn: Sunrise C&C Construction - Alec Culica, 1512 CR 1015, Crowley, TX 76036, 817-718-3787
Scale: 1 inch = 200 feet

**Surveyor & Engineer Notes:**  
 A) With respect to the documents listed in Title Commitment No. WF-3986-LC the following easements and/or restrictions were reviewed for this survey:  
 Subject to the following Easement(s) and/or Document(s):  
 30 Pipeline Em'l - Vol. 366, Pg. 807 (amended by Vol. 374, Pg. 24) (as shown)  
 30 Pipeline Em'l - Vol. 405, Pg. 802 (as shown)  
 50 Pipeline Em'l - CF202002628 (as shown)  
 Telephone Easement - Johnson County Electric Coop - Vol. 704, Pg. 435 (blanket) O.P.R.L.T.  
 According to easement descriptions, visibility apparent location of utilities in the field, judgments of record, Texas Railroad Commission Public GIS Viewer, Texas Utility Location Services (Texas811) and the surveyor's professional opinion.  
 B) Currently this tract appears to be located within one or more of the following areas:  
**Special Flood Hazard Area, Zone "V"** - Areas determined to be within the 1% annual chance (100-year) flood without future flood elevation (SFE).  
**Other Areas of Flood Hazard, Zone "X"** - Areas of minimal flood hazard.  
 According to the F.I.R.M. Community Panel Map No. 4825023001, dated December 4, 2012 and F.I.R.M. Community Panel Map No. 4825023007, dated April 5, 2016 for up to date flood hazard information always visit the official FEMA website at FEMA.gov.  
 C) Bearings, Distances, and/or Areas derived from GNSS observations and reflect N.A.D. 83, Texas State Plane Coordinate System, North Central Zone 4202 (Goid - US Survey Feet).  
 D) Underground utilities were located by Texas811 during this survey. per Ticket No. 247709463. Pipeline easement locations shown on face of this plat are derived from record easement documents and on the ground locate data, discovered via said ticket. Always call 811 and/or Utility Providers before excavation or construction.  
 E) All corners are C.I.R.S. (per 1/2" iron rod with blue plastic cap stamped "TEXAS SURVEYING INC.", unless otherwise noted.  
 F) Before construction, please consult all applicable governing entities regarding rules and regulations that may affect construction on this property (i.e. architectural control committee, municipal departments, HOA/POA, etc.).  
 G) The 40 foot Private Right-of-Way, Utility & Drainage Easement shown hereon (McKenzie Circle) has a total length of 4,190 linear feet, with a total area of 9,179 acres (split & privately maintained by the Home Owners Association).  
 H) Lot 10, Block 1 is not for residential use (split & privately maintained by the Home Owners Association).  
 I) Lot 23, Block 1 is required to use McKenzie Circle for drive access; drive access from County Road 102 is prohibited.  
 J) Minimum Finished Floor Elevation (M.F.F.E.) and Base Flood Elevation (B.F.E.) are established by Jordan Bishop, P.E., Texas Surveying & Engineering, Inc.  
 K) County Road 102 is designated as an ultimate 80' collector right-of-way per the Johnson County Major Thoroughfare Plan (Existing Collector going westward; Proposed Collector going southward). This plat dedicates a 30' 3/8" portion to Johnson County on the south side of the road. The dedication establishes the present centerline pavement centerline as the centerline of the future 80' right-of-way, meaning an equal width will eventually be dedicated from the north side.  
 The adjoining Lotfin tract to the north (V. 1079, P. 750) appears to share a contiguous boundary with this tract, as evidenced by a found 5/8" iron rod located 97.96' from this tract's westerly northern corner. This shared boundary lies 5' 10" south of the present-day pavement centerline. The northern property owner will be responsible for dedicating the remaining portion (approximately 45-50') as a later date, to complete the ultimate 80' right-of-way.



Centerline Calls				
CURVE	RADIUS	ARC	CHORD BRG	CHORD
C16	300.00'	470.86'	S 13°32'57" W	424.00'
C17	300.00'	235.62'	N 08°59'12" W	229.61'
C18	300.00'	235.62'	N 08°59'12" W	229.61'

Lot Calls				
CURVE	RADIUS	ARC	CHORD BRG	CHORD
C1	270.00'	423.78'	S 13°32'57" W	381.60'
C2	80.00'	64.99'	N 76°47'06" E	63.22'
C3	80.00'	233.71'	S 03°45'03" E	159.03'
C4	80.00'	16.78'	N 86°32'50" E	16.75'
C5	80.00'	95.04'	S 02°27'16" W	89.55'
C6	80.00'	88.87'	S 63°23'01" E	84.32'
C7	80.00'	13.91'	N 44°02'21" E	104.53'
C8	80.00'	17.58'	N 03°03'44" W	17.54'
C9	80.00'	130.72'	N 79°47'01" E	116.64'
C10	80.00'	184.91'	N 33°44'10" W	146.41'
C11	270.00'	212.06'	N 08°59'12" W	206.65'
C12	330.00'	259.88'	N 08°59'12" W	252.57'
C13	330.00'	177.67'	S 16°02'26" E	175.54'
C14	330.00'	161.63'	S 33°30'48" W	160.02'
C15	330.00'	63.18'	S 53°01'44" W	63.08'
C19	270.00'	212.06'	S 08°59'12" E	206.65'
C20	330.00'	81.49'	S 06°26'22" W	81.28'
C21	330.00'	293.14'	N 05°58'00" W	283.60'

Drainage Easement Calls				
C22	80.00'	31.66'	N 64°55'08" W	31.65'
LINE	BEARING	DISTANCE		
L17	N 60°40'31" E	158.70'		
L18	S 3°29'12" E	352.59'		
L19	S 58°30'48" W	62.56'		
L14	N 31°29'12" W	194.59'		
L15	N 61°29'12" W	157.27'		
L16	N 58°30'48" E	80.00'		
L17	S 3°29'12" E	155.58'		
L18	S 74°29'12" E	295.78'		
L19	S 29°27'37" E	867.62'		
L20	S 47°18'57" E	233.16'		
L21	S 58°37'07" W	83.20'		
L22	N 47°18'57" W	222.89'		
L23	N 29°27'37" W	845.38'		
L24	N 74°29'12" W	294.11'		
L25	N 31°29'12" W	48.72'		
L26	N 58°37'07" E	89.19'		
L27	S 57°37'23" E	338.83'		
L28	N 58°37'07" E	320.00'		
L29	N 68°37'07" E	577.66'		
L30	N 9°22'53" W	60.18'		
L31	N 57°37'23" W	540.55'		

LINE	BEARING	DISTANCE
L1	S 31°24'54" E	54.19'
L2	S 58°30'48" W	43.48'
L3	N 31°29'12" W	45.82'
L4	N 31°29'12" W	33.03'
L5	N 13°30'48" E	27.24'
L6	N 58°31'35" E	50.00'
L7	N 58°31'35" E	77.38'
L8	N 31°29'12" W	44.91'
L9	N 66°10'02" E	58.02'
L33	S 89°20'28" W	60.23'
L34	S 13°30'48" W	27.24'
L35	N 72°41'12" W	126.63'

90.292 Acres  
Thomas Brett Chenevert & Grant Hanby  
C.F. # 2024-23864

**Final Plat**  
**Lots 1-23, Block 1, Lots 1-14,**  
**Block 2 and Lot 1X, Block X**  
**Sunrise Ridge**  
 an addition to the Extraterritorial Jurisdiction of  
 the City of Cleburne, Johnson County, Texas  
 Being a 90.292 acre tract out of the Jackson County School  
 Land Survey, Abstract No. 435, Johnson County, Texas

December 2025

**TEXAS SURVEYING & ENGINEERING**  
 WEATHERFORD - MINERAL WELLS - ALEDO  
 SURVEYING FIRM NO. 10100000 - ENGINEERING FIRM NO. F-17586

**Surveyor:**  
 NICOLE HAMILTON, R.P.L.S.  
 104 S Walnut St  
 Weatherford, TX 76086  
 weatherford@tse-e.com

**Engineer:**  
 Jordan Bishop, P.E.  
 104 S Walnut St  
 Weatherford, TX 76086  
 weatherford@tse-e.com

**Owner(s):**  
 Thomas Brett Chenevert & Grant Hanby  
 Attn: Sunrise C&C Construction - Alec Culla  
 1532 CR 905  
 Crowley, TX 76036  
 817-718-3787

1" = 200'

Almeida-Cruz  
 V. 213, P. 865

Stewart/2357862/504/LL

### WARRANTY DEED WITH VENDOR'S LIEN

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

Date: August 19th, 2024

Grantor: Manuel M. Vargas and Francisco M. Vargas, each married conveying as their sole and separate property and estate

Grantor's Mailing Address: 3401 CR 1123, Godley, TX 76044

Grantee: Thomas Brett Chenevert, a single person and Grant Hanby, a single person

Grantee's Mailing Address: 11312 Club House Pkwy, Farmington, AR 72730

Consideration: TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the further consideration of the execution and delivery by Grantee of that one certain promissory note of even date herewith in the principal sum of One Million Twelve Thousand Five Hundred and No/100<sup>th</sup> Dollars (\$1,012,500.00), executed by Grantee, payable to the order of PlainsCapital Bank (Lender), as therein specified, providing for acceleration of maturity and for attorney's fees, the payment of which note is secured by the vendor's lien herein retained, and is additionally secured by a deed of trust of even date herewith to Darrell G. Adams, Trustee.

Lender, at the instance and request of the Grantee, having advanced and paid in cash to the Grantor herein that portion of the purchase price of the herein described property as is evidenced by the hereinabove described Note, the Vendor's Lien, together with the Superior Title to said property, is retained herein for the benefit of said Lender and the same are hereby transferred and assigned to said Lender, its successors and assigns, without recourse against Grantor.

Property (including any improvements):

See Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is given and accepted subject to any and all restrictions, mineral reservations, covenants, conditions, rights-of-way, easements of record in said County, and municipal and other governmental zoning laws, regulations and ordinances, if any, affecting the herein described property.

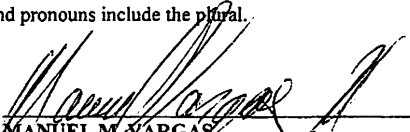
There is hereby reserved unto Grantor, their heirs and assigns all of Grantor's interest in the oil, gas and other minerals in and under and that may be produced from the Property, by whatever method produced or extracted, however, Grantor on behalf of Grantor, Grantor's heirs, successors and assigns, waives the right of ingress and egress to and from, and the use of the surface of the Property for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals and removing the same therefrom.

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 Vendor's Lien against and Superior Title to the Property are retained until the above-described Note and all interest thereon are fully paid according to its terms, at which time this deed shall become absolute.

Taxes for the current year have been prorated and their payment is assumed by Grantee.

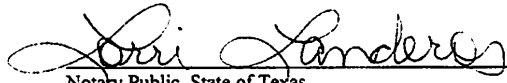
When the context requires, singular nouns and pronouns include the plural.

  
\_\_\_\_\_  
MANUEL M. VARGAS

  
\_\_\_\_\_  
FRANCISCO M. VARGAS

STATE OF TEXAS  
COUNTY OF Johnson

This instrument was acknowledged before me on the 19th day of August 2024, by Manuel M. Vargas and Francisco M. Vargas.

  
\_\_\_\_\_  
Notary Public, State of Texas



After Recording, Return to:  
Thomas Brett Chenevert and Grant Hanby  
11312 Club House Pkwy  
Farmington, AR 72730

## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 2357862

Being a tract or parcel of land situated in the Jackson County School Land Survey, Abstract No.435, Johnson County, Texas, being the same 90.3 acre tract conveyed to M. Vargas and F. Vargas deed recorded under County Clerks File No.2015-08641, Deed Records, Johnson County, Texas, being more particularly described as follows:

Beginning at a point for corner in County Road No.1123, being the northeast corner of said 90.3 acre tract and the northwest corner of a 96.71 acre tract conveyed to D. Gann by deed recorded under County Clerks File No.2016-04914, Deed Records, Johnson County, Texas;

Thence South 31°29'12" East with the common line between said 90.3 acre tract and said 96.71 acre tract passing a 5/8" iron rod found for reference at 11.94 feet continuing in all a distance of 2609.01 feet to a 12" wood fence post found for corner in the north line of a 176.0 acre tract conveyed to C. Almeida by deed recorded in Volume 2113, Page 865, Deed Records, Johnson County, Texas;

Thence South 58°37'07" West with the common line between said 90.3 acre tract and said 176.0 acre tract a distance of 1658.92 feet to a 1/2" iron rod found for corner in the north line of said 176.0 acre tract, being the southwest corner of said 90.3 acre tract and the southeast corner of a 139.59 acre tract conveyed to Turtle Top Cove L.P., by deed recorded in Volume 3782, Page 153, Deed Records, Johnson County, Texas;

Thence North 31°34'48" West with the common line between said 90.3 acre tract and said 139.59 acre tract a distance of 2344.82 feet to a 5/8" iron rod found for corner in the east line of said 139.59 acre tract, being a northwest corner of said 90.3 acre tract and the southwest corner of a 10.0 acre tract conveyed to R. Sanchez by deed recorded in Volume 2684, Page 67, Deed Records, Johnson County, Texas;

Thence North 60°10'31" East with the common line between said 90.3 acre tract and said 10.0 acre tract a distance of 1415.61 feet to a point for corner, being a inside all corner of said 90.3 acre tract and the southeast corner of said 10.0 acre tract from which a 1/2" iron pipe found for reference bears South 60°10'31" West, 5.84 feet;

Thence North 31°24'54" West with the common line between said 90.3 acre tract and said 10.0 acre tract a distance of 307.78 feet to a 1/2" iron rod set for corner in said County Road No.1123, being the northwest corner of said 90.3 acre tract and the northeast corner of said 10.0;

Thence North 59°48'27" East with said County Road No.1123 and the north line of said 90.3 acre tract a distance of 247.40 feet to the POINT OF BEGINNING and containing 90.29 acre of land, more or less, as surveyed on the ground June 19, 2024 by Tucker Surveyors.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description(s) of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes.

**Johnson County  
April Long  
Johnson County  
Clerk**

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**Instrument Number:** 2024 - 23864

eRecording - Real Property

Warranty Deed

Recorded On: August 21, 2024 09:11 AM

Number of Pages: 4

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

Total Recording: \$33.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2024 - 23864  
Receipt Number: 20240821000021  
Recorded Date/Time: August 21, 2024 09:11 AM  
User: Honor C  
Station: CCL45

**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*