

AGENDA PLACEMENT FORM

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

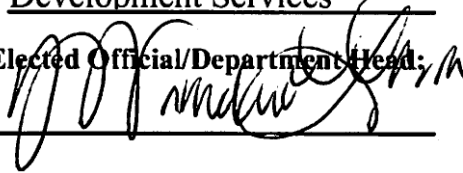
Date: March 27, 2026

Meeting Date: April 13, 2026

Submitted By: Julie Edmiston

Department: Development Services

Signature of Elected Official/Department Head:



<p>Court Decision: This section to be completed by County Judge's Office</p> <div style="text-align: center;"><p>4-13-2026</p></div>

Description:

Consideration of Variance to Allow Platting and Permitting on a Proposed
Subdivision of Two Lots being .971 Acre each, Located in Precinct 4.

(May attach additional sheets if necessary)

Person to Present: _____

(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: _____ minutes

Session Requested: (check one)

Action Item Consent Workshop Executive Other _____

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor
 Personnel Development Services Facilities Management

Other Department/Official (list) _____

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



Johnson County Development Services

Jennifer VanderLaan / Director of Development Services

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 Ambition Group, LLC Date 3/24 2026

Phone Number 817-914-1033

Email Address Nathan@ambitionrealtgroup.com

Property Information for Variance Request:

Property 911 address 6801 CR 319, Alverado, TX 76009

Subdivision name Shadywood III Subdivision Block 1 Lot 15 + 16

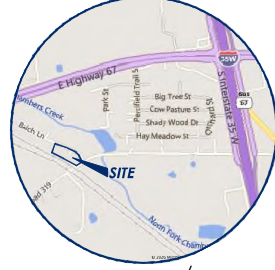
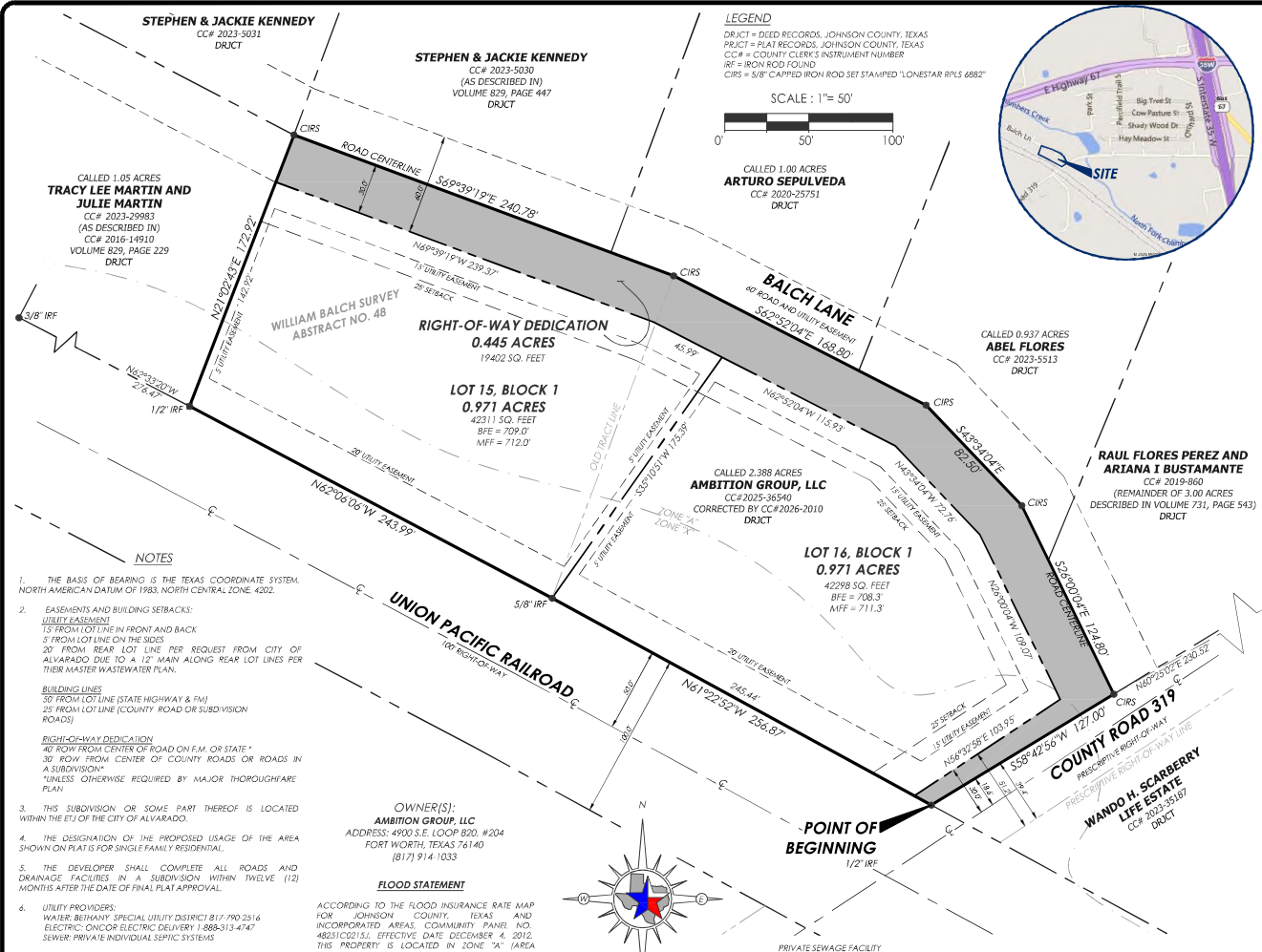
Survey _____ Abstract 48 Acreage 2.388

Request requesting a variance for lots 15 + 16 ~~due to~~ falling below the required

Reason for request The acreage fell below 1 acre for each lot due to the right of way dedication

Provide the following with this request:

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



LEGEND
 DRJCT = DEED RECORDS, JOHNSON COUNTY, TEXAS
 PRJCT = PLAT RECORDS, JOHNSON COUNTY, TEXAS
 CC# = COUNTY CLERK'S INSTRUMENT NUMBER
 IRF = IRON ROD FOUND
 CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"

SCALE: 1" = 50'
 0 50' 100'

CALLLED 1.00 ACRES
ARTURO SEPULVEDA
 CC# 2020-25751
 DRJCT

OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF JOHNSON

WHEREAS **AMBITION GROUP, LLC**, OWNER OF A 2.388 ACRE TRACT OF LAND SITUATED IN THE WILLIAM BALCH SURVEY, ABSTRACT NUMBER 48, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.388 ACRE TRACT OF LAND DESCRIBED BY DEED TO AMBITION GROUP, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2020-2010, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHERNMOST CORNER OF SAID CALLED 2.388 ACRE TRACT, BEING AT THE INTERSECTION OF THE APPARENT NORTHWEST LINE OF COUNTY ROAD 319, A PRESCRIBED RIGHT-OF-WAY AND THE NORTHEAST RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, A 100' RIGHT-OF-WAY;

THENCE NORTH 41 DEGREES 22 MINUTES 52 SECONDS WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, A DISTANCE OF 256.87 FEET, TO A 5/8" IRON ROD FOUND FOR AN ANGLE POINT IN THE WEST LINE OF SAID CALLED 2.388 ACRE TRACT;

THENCE NORTH 62 DEGREES 06 MINUTES 06 SECONDS WEST, CONTINUING ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, A DISTANCE OF 243.99 FEET TO A 1/2" IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID CALLED 2.388 ACRE TRACT, SAME BEING THE SOUTHERNMOST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO TRACY LEE MARTIN AND JULIE MARTIN, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2023-29983 (ALSO DESCRIBED IN INSTRUMENT NUMBER 2016-14910 & VOLUME 829, PAGE 229), DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 3/8" IRON ROD FOUND AT THE WESTERNMOST CORNER OF SAID MARTIN TRACT BEARS NORTH 63 DEGREES 33 MINUTES 20 SECONDS WEST, A DISTANCE OF 276.47 FEET;

THENCE NORTH 21 DEGREES 02 MINUTES 43 SECONDS EAST, ALONG THE WEST LINE OF SAID CALLED 2.388 ACRE TRACT, BEING COMMON WITH THE EAST LINE OF SAID MARTIN TRACT, A DISTANCE OF 172.92 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR" AT THE NORTHWEST CORNER OF SAID CALLED 2.388 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF SAID MARTIN TRACT AND BEING THE SOUTHWEST CORNER OF A CALLED 1.000 ACRE TRACT OF LAND DESCRIBED BY DEED TO STEPHEN & JACKIE KENNEDY, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-2030, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE APPROXIMATE CENTERLINE OF BALCH LANE, A 60' ROAD AND UTILITY EASEMENT;

THENCE EASTERLY, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINES OF SAID CALLED 2.388 ACRE TRACT, BEING COMMON WITH THE SOUTH LINES OF SAID KENNEDY TRACT, THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO ARTURO SEPULVEDA, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-25751, THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO ABEL FLORES, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2023-5513, AND THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO RAUL FLORES PEREZ AND ARIANA BUSTAMANTE, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2019-860, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND WITH THE APPROXIMATE CENTERLINE OF SAID BALCH LANE, THE FOLLOWING CALLS:

SOUTH 69 DEGREES 39 MINUTES 19 SECONDS EAST, A DISTANCE OF 240.78 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR";

SOUTH 62 DEGREES 52 MINUTES 04 SECONDS EAST, A DISTANCE OF 168.80 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR";

SOUTH 43 DEGREES 34 MINUTES 04 SECONDS EAST, A DISTANCE OF 82.50 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR";

SOUTH 26 DEGREES 00 MINUTES 04 SECONDS EAST, A DISTANCE OF 124.80 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR" AT THE NORTHEAST CORNER OF SAID CALLED 2.388 ACRE TRACT, SAME BEING THE SOUTHERNMOST CORNER OF SAID BUSTAMANTE TRACT, AND BEING ON THE APPARENT NORTHWEST LINE OF SAID COUNTY ROAD 319, FROM WHICH A 3/8" IRON ROD FOUND BEARS FOR REFERENCE NORTH 60 DEGREES 25 MINUTES 02 SECONDS EAST, A DISTANCE OF 230.52 FEET;

THENCE SOUTH 58 DEGREES 42 MINUTES 56 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHWEST LINE OF SAID CALLED 2.388 ACRE TRACT, AND WITH THE APPARENT NORTHWEST LINE OF SAID COUNTY ROAD 319, A DISTANCE OF 127.00 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 2.388 ACRES OR 106,010 SQUARE FEET OF LAND, MORE OR LESS.

NOW THEREFORE KNOWN TO ALL MEN BY THESE PRESENTS:
 THAT **AMBITION GROUP, LLC**, OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HERIN DESCRIBED PROPERTY AS **LOTS 15 & 16, BLOCK 1, SHADYWOOD III SUBDIVISION**, AN ADDITION TO JOHNSON COUNTY, TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHT-OF-WAY, AND ANY OTHER PUBLIC AREA SHOWN HEREON, UNLESS OTHERWISE DESIGNATED ON THIS PLAT.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

STATE OF TEXAS *
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, ON THIS DAY PERSONALLY APPEARED **NATHAN D. BOWERS**, KNOWN TO ME TO BE THE PERSON AND OFFICER WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

FINAL PLAT
LOTS 15 & 16, BLOCK 1
SHADYWOOD III SUBDIVISION
 AN ADDITION TO THE ETJ OF THE CITY OF ALVARADO,
 JOHNSON COUNTY, TEXAS
 BEING 2.388 ACRES OF LAND SITUATED IN THE WILLIAM
 BALCH SURVEY, ABSTRACT NO. 48,
 JOHNSON COUNTY, TEXAS



-LONESTAR-
LAND SURVEYING, LLC
 TBPELS FIRM # 10194707
 3521 SW WILSHIRE BLVD.,
 JOSHUA, TX 76058
 SURVEY@LONESTARLANDSURVEYING.COM

FILING BLOCK
 PLAT RECORDED IN
 INSTRUMENT # _____ YEAR _____
 SIDE _____
 DATE _____
 COUNTY CLERK, JOHNSON COUNTY, TEXAS
 DEPUTY CLERK _____
 APPROVED: _____
 JOHNSON COUNTY COMMISSIONERS COURT
 DATE _____
 COUNTY JUDGE _____

SURVEYOR'S CERTIFICATION
 I, MARSHALL W. MILLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF JOHNSON COUNTY, TEXAS.
 EXECUTED THIS THE _____ DAY OF _____, 20____.

MARSHALL W. MILLER
 REGISTERED PROFESSIONAL LAND SURVEYOR
 TEXAS REGISTRATION NO. 4882
 PROJECT NUMBER: 251047 DATE: MARCH 24, 2026
 REVISION DATE:
 REVISION NOTES:
 SHEET 1 OF 1

NOTES

- THE BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
- EASEMENTS AND BUILDING SETBACKS:
 UTILITY EASEMENT:
 15' FROM LOT LINE IN FRONT AND BACK
 5' FROM LOT LINE ON THE SIDES
 20' FROM REAR LOT LINE PER REQUEST FROM CITY OF ALVARADO DUE TO A 12' MAIN ALONG REAR LOT LINES PER THEIR WATER WASTEWATER PLAN.
 BUILDING LINES:
 30' FROM LOT LINE (STATE HIGHWAY & FM)
 25' FROM LOT LINE (COUNTY ROAD OR SUBDIVISION ROAD)
- RIGHT-OF-WAY DEDICATION
 40' FROM CENTER OF ROAD ON FM OR STATE *
 30' FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
 *UNLESS OTHERWISE REQUIRED BY MAJOR THOROUGHFARE PLAN.
- THIS SUBDIVISION OR SOME PART THEREOF IS LOCATED WITHIN THE ETJ OF THE CITY OF ALVARADO.
- THE DESIGNATION OF THE PROPOSED USAGE OF THE AREA SHOWN ON THIS PLAT IS FOR SINGLE FAMILY RESIDENTIAL.
- THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.
- UTILITY PROVIDERS:
 WATER: BEHNSAY SPECIAL UTILITY DISTRICT 817-790-2516
 ELECTRIC: ONCOR ELECTRIC DELIVERY 1-888-313-4747
 SEWER: PRIVATE INDIVIDUAL SEPTIC SYSTEMS

INDEMNITY
 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.

FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE
 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 OR RECORDED IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

FILING A PLAT
 IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$100,000 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 EXECUTOR 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 EXPRESSLY CONTINGENT 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.

A PURCHASER MAY NOT USE OR OCCUPY 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.

ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 4821(C)2(1), EFFECTIVE DATE DECEMBER 4, 2012, THIS PROPERTY IS LOCATED IN ZONE "X" (AREA DETERMINED TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA) AND SEVERAL "X" AREAS DETERMINED TO BE OUTSIDE OF THE 1% ANNUAL CHANCE FLOODPLAIN.

THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "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 "NFIP."

BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.

THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING 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 TRAVELLED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.

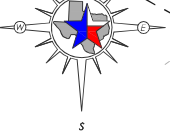
JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.

JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCURRING BY FLOODING OR FLOOD CONDITIONS.

JOHNSON COUNTY HAS THE RIGHT BUT NOT A DUTY TO ENTER ONTO PROPERTY AND CLEAR ANY OBSTRUCTION INCLUDING BUT NOT LIMITED TO TREES, PLANTS, DIRT, OR BUILDINGS WHICH OBSTRUCT THE FLOW OF WATER THROUGH DRAINAGE EASEMENTS.

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.

JOHNSON COUNTY IS RELYING UPON THE SURVEYOR WHOSE NAME IS AFFIXED HEREON TO MAKE ACCURATE AND TRUTHFUL REPRESENTATIONS UPON WHICH JOHNSON COUNTY CAN MAKE DETERMINATIONS REGARDING THE APPROVAL OR DISAPPROVAL OF THIS PLAT.



DEVELOPER NOTE
 _____ WAS APPROVED IN
 COMMISSIONER'S COURT ON _____, 20____.

DUTIES OF DEVELOPER/PROPERTY OWNER
 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 IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.

PRIVATE SEWAGE FACILITY
 ON-SITE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THROUGH ALL PROVISIONS OF THE RULES OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH. 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 OPERATED BY THE OWNER AT THE OWNER'S EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, UNDESIRABLE CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.

A PROPERTY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MAINTAIN 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.

UTILITY EASEMENT
 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 IN 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, INSPECTION, MAINTENANCE, PAROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF ACQUIRING THE PERMISSION OF ANYONE.

Correction Instrument

Date: January 23, 2026

Person(s) Executing Correction Instrument: Tiffanie Williams

Conveyance Being Corrected:

Date: December 4, 2025
Grantor: Chrystalyn Adams a/k/a Chrystalyn Gurley, a single person
Grantee: Ambition Group, LLC
Recording Information: Instrument No. 2025-36540, Official Public Records of Johnson County, Texas.

Error Being Corrected: Legal Description

Correction: **SEE EXHIBIT "A" ATTACHED HERETO.**

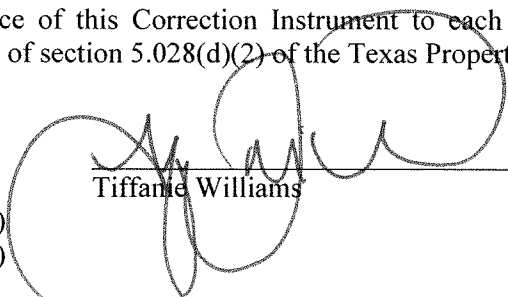
Facts Relevant to the Correction: An inadvertent error was made when entering the legal description and the Legal Description incorrectly describes the subject property.

Basis for Personal Knowledge of Facts Relevant to the Correction: I am the Escrow Officer for a subsequent transaction.

Person Executing Correction Instrument changes the Conveyance by this Correction Instrument.

Person Executing Correction Instrument has personal knowledge of the Facts Relevant to the Correction.

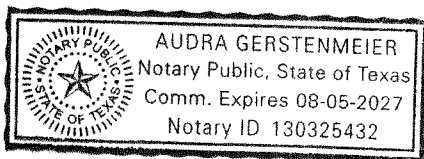
I certify that I have given notice of this Correction Instrument to each party to the original instrument in accordance with provisions of section 5.028(d)(2) of the Texas Property Code.




Tiffanie Williams

STATE OF TEXAS
COUNTY OF TARRANT

Before me the undersigned authority, on this day personally appeared Tiffanie Williams
Given under my hand and seal this the 23 day of January 2026.





Notary Public, State of Texas
My commission expires: 8-5-27

PREPARED IN THE OFFICE OF:
Byers & Taylor, PLLC
300 Bailey Ave., Ste. 100
Fort Worth, TX 76107

EXHIBIT "A"

BEING A 2.388 ACRE TRACT OF LAND SITUATED IN THE WILLIAM BALCH SURVEY, ABSTRACT NUMBER 48, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.34 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHRYSTALYN ADAMS, RECORDED IN VOLUME 3348, PAGE 970 (ALSO DESCRIBED IN VOLUME 829, PAGE 294), AND BEING ALL OF A CALLED 1.05 ACRE TRACT OF LAND DESCRIBED BY DEED TO CHRYSTALYN ADAMS, RECORDED IN VOLUME 3039, PAGE 700 (ALSO DESCRIBED IN VOLUME 829, PAGE 193), DEED RECORDS, JOHNSON COUNTY, TEXAS, RESPECTIVELY AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE SOUTHERN MOST CORNER OF SAID CALLED 1.34 ACRE TRACT, BEING AT THE INTERSECTION OF THE APPARENT NORTHWEST LINE OF COUNTY ROAD 319, A PRESCRIPTIVE RIGHT-OF-WAY AND THE NORTHEAST RIGHT-OF-WAY LINE OF UNION PACIFIC RAILROAD, A 100' RIGHT-OF-WAY;

THENCE NORTH 61 DEGREES 22 MINUTES 52 SECONDS WEST, ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, A DISTANCE OF 256.87 FEET, TO A 5/8" IRON ROD FOUND AT THE WESTERN MOST CORNER OF SAID CALLED 1.34 ACRE TRACT, SAME BEING THE SOUTHERNMOST CORNER OF SAID CALLED 1.05 ACRE TRACT;

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RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2019-16466, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING IN THE APPROXIMATE CENTERLINE OF BALCH LANE, A 60' ROAD AND UTILITY EASEMENT;

THENCE EASTERLY, DEPARTING SAID COMMON LINE AND ALONG THE NORTH LINES OF SAID CALLED 1.05 ACRE TRACT AND SAID CALLED 1.34 ACRE TRACT, BEING COMMON WITH THE SOUTH LINES OF SAID KENNEDY TRACT, THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO ARTURO SEPULVEDA, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2020-25751, THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO ABEL FLORES, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2023-5513, AND THAT CERTAIN TRACT OF LAND DESCRIBED BY DEED TO RAUL FLORES PERES AND ARIANA I BUSTAMANTE, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2019-860, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND WITH THE APPROXIMATE CENTERLINE OF SAID BALCH LANE, THE FOLLOWING CALLS:

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SOUTH 62 DEGREES 52 MINUTES 04 SECONDS EAST, A DISTANCE OF 168.80 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR";

SOUTH 43 DEGREES 34 MINUTES 04 SECONDS EAST, A DISTANCE OF 82.50 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR";

SOUTH 26 DEGREES 00 MINUTES 04 SECONDS EAST, A DISTANCE OF 124.80 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR" AT THE NORTHEAST CORNER OF SAID CALLED 1.34 ACRE TRACT, SAME BEING THE SOUTHERN MOST CORNER OF SAID BUSTAMANTE TRACT, BEING ON THE APPARENT NORTHWEST LINE OF SAID COUNTY ROAD 319, FROM WHICH A 3/8" IRON ROD FOUND BEARS FOR REFERENCE NORTH 60 DEGREES 25 MINUTES 02 SECONDS EAST, A DISTANCE OF 230.52 FEET;

THENCE SOUTH 58 DEGREES 42 MINUTES 56 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE SOUTHEAST LINE OF SAID CALLED 1.34 ACRE TRACT, AND WITH THE APPARENT LINE OF SAID COUNTY ROAD 319, A DISTANCE OF 127.00 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 2.388 ACRES OR 104,010 SQUARE FEET OF LAND, MORE OR LESS.

**Johnson County
April Long
Johnson County
Clerk**

Instrument Number: 2026 - 2010

eRecording - Real Property

Correction

Recorded On: January 23, 2026 03:24 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* 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: 2026 - 2010
Receipt Number: 20260123000110
Recorded Date/Time: January 23, 2026 03:24 PM
User: Michelle D
Station: CCL42

Record and Return To:

ERECORDING PARTNERS
101 W NUEVA

SAN ANTONIO TX



**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