

AGENDA PLACEMENT FORM

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

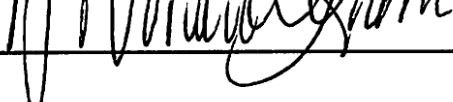
Date: April 28, 2026

Meeting Date: May 11, 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>5-11-2026</p></div>

Description

Consideration of Variance to Lift Requirement of Credible Evidence of
Groundwater Availability for a Proposed Plat of Three Lots to be Served by
Private Water Wells, Located in the W.O. Merriwether Survey, Abstract Number
555, 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 Charles Powell Bebe Powell Date 4/16/2020

Phone Number 682-246-4815

Email Address cpowell8420@gmail.com

Property Information for Variance Request:

Property 911 address 8420 CR 204 Grandview TX 76050

Subdivision name Powell Addition Block 1 Lot 1-3

W.O. Merriwether, ABST 555 and Thomas M Anderson, Abstract 6
Survey _____ Abstract _____ Acreage 43.111

Request Variance Request of the GAC

Reason for request The cost of the GAC is too expensive

Provide the following with this request:

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

OWNER'S CERTIFICATE

BEING a 43.11 acre tract of land situated in the W. O. MERRIWETHER SURVEY, ABSTRACT NO. 555 AND THE THOMAS M. ANDERSON SURVEY, ABSTRACT NO. 6, of Johnson County, Texas, being a called 27.26 acre tract of land described in a deed to Charles Ray Powell and Bebe Jean Powell, recorded in Document Number 2020-17683, Deed Records, Johnson County, Texas, being more particularly described by metes and bounds as follows:
BEGINNING a mag nail found for the southeast corner of a called 11,000 acre tract of land described in a deed to Mary Kay Trawick and James G. Hession, Jr., recorded in Document Number 2020-17683, Deed Records, Johnson County, Texas, being in the east line of said called 27.26 acre tract, said point being in the centerline of County Road 204, more or less; or less;
THENCE S 9°43'38" E, along the east line of said called 27.26 acre tract, and along the centerline of said County Road 204, more or less, a distance of 416.89 feet to a 1/2 inch iron rod with cap stamped 'BLUESTAR SURVEYING' set for and interior of said corner;
THENCE N 59°43'38" E, along the easterly line of said called 27.26 acre tract, a distance of 140.28 feet to a 1/2 inch iron rod found for northerly southeast corner of said called 27.26 acre tract;
THENCE S 30°22'22" E, along the east line of said called 27.26 acre tract, and along the centerline of said County Road 204, more or less, passing a 1/2 inch iron rod found for the common corner of said called 27.26 acre tract, said called 26.83 acre tract, at a distance of 57.90 feet, passing a 1/2 inch iron rod with cap stamped 'BLUESTAR SURVEYING' set online for reference at a distance of 1070.00 feet, and continuing a total distance of 1670.01 feet to a point for the common corner of said called 26.83 acre tract, and a tract of land described in a deed to George M. Grall and Julie A. Grall, et al., recorded in Document Number 2014-04725, Deed Records, Johnson County, Texas, said point being in the centerline of South Branch of Chambers Creek;
THENCE, along the common line of said called 26.83 acre tract, and said Grall tract, and along the centerline Meanders of said South Branch of Chambers Creek the following calls:
S 7°22'20" W, a distance of 27.23 feet to a point for corner;
N 61°13'36" W, a distance of 84.08 feet to a point for corner;
N 61°14'42" W, a distance of 27.23 feet to a point for corner;
N 20°03'34" W, a distance of 112.05 feet to a point for corner;
N 25°03'38" W, a distance of 248.35 feet to a point for corner;
N 51°19'46" W, a distance of 249.45 feet to a point for corner;
N 78°44'53" W, a distance of 57.94 feet to a point for corner;
S 8°32'27" W, a distance of 118.15 feet to a point for corner;
S 10°12'25" W, a distance of 163.15 feet to a point for corner;
S 8°47'13" W, a distance of 168.75 feet to a point for corner;
N 64°38'03" W, a distance of 186.55 feet to a point for corner;
S 15°34'43" W, a distance of 69.75 feet to a point for corner;
S 36°43'47" W, a distance of 79.75 feet to a point for corner;
S 10°32'37" E, a distance of 142.00 feet to a point for corner;
S 11°12'21" E, a distance of 130.35 feet to a point for corner;
S 11°04'47" E, a distance of 139.82 feet to a point for corner;
S 19°14'00" W, a distance of 252.25 feet to a point for corner;
S 51°12'31" W, a distance of 59.38 feet to a point for corner, said point being the common corner of said called 26.83 acre tract, and said Grall tract, and being in the north line of a tract of land described in a deed to Mary H. Basham, Life Estate, recorded in Document Number 2022-11586, Deed Records, Johnson County, Texas;
THENCE S 6°47'02" W, along the common line of said called 26.83 acre tract, and said Basham tract, and along the centerline Meanders of said South Branch of Chambers Creek, a distance of 134.40 feet to a point, said point being the common corner of said called 26.83 acre tract, and Tract A, a called 30.0 acre tract of land described in a deed to Don Bryan Newton Jr., and Michele Tweede Newton, recorded in Document Number 2010-28014, Deed Records, Johnson County, Texas;
THENCE N 30°41'47" W, along the common line of said called 26.83 acre tract, and said Tract A, passing a 1/2 inch iron rod set online for reference at a distance of 100.00 feet, passing a 1/2 inch iron rod found for the common corner of said called 26.83 acre tract, and said called 27.26 acre tract, at a distance of 607.71 feet, and continuing a total distance of 883.96 feet to a 1/2 inch iron rod found for an interior of corner of said called 27.26 acre tract;
THENCE N 59°32'26" E, along the westerly line of said called 27.26 acre tract, a distance of 33.20 feet to a 1/2 inch iron rod found for an interior of corner of said called 27.26 acre tract;
THENCE N 30°27'53" W, along the westerly line of said called 27.26 acre tract, passing the southeast corner of a called 48.94 acre tract, and continuing along the common line of said called 27.26 acre tract, and said called 48.94 acre tract, a distance of 417.24 feet to a 1/2 inch iron rod found for the southwest corner of said called 11,000 acre tract;
THENCE N 59°30'31" E, crossing said called 27.26 acre tract, and along the south line of said called 11,000 acre tract, passing a 1/2 inch iron rod with cap stamped 'DUMAS SURVEYING' found online at a distance of 192.34 feet, passing a 1/2 inch iron rod with cap stamped 'DUMAS SURVEYING' found online at a distance of 1479.90 feet, and continuing a total distance of 1469.21 feet to the POINT OF BEGINNING and containing 1,877.914 square feet or 43.111 acres of land more or less.

OWNER'S DESIGNATION

That CHARLES RAY POWELL & BEBE JEAN POWELL, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as LOTS 1-3, BLOCK 1, POWELL ESTATES, 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 use shown hereon, unless otherwise designated on this plat.

WITNESS OUR HAND, this the _____ day of _____, 20____.
By: Charles Ray Powell
STATE OF TEXAS
COUNTY OF JOHNSON
BEFORE ME, the undersigned authority, on this day personally appeared Charles Ray Powell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said owner.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20____.
Notary Public in and for the State of Texas
My Commission expires: _____
By: Bebe Jean Powell
STATE OF TEXAS
COUNTY OF JOHNSON
BEFORE ME, the undersigned authority, on this day personally appeared Bebe Jean Powell, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said owner.
GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 20____.
Notary Public in and for the State of Texas
My Commission expires: _____

GENERAL NOTES
This subdivision or some part thereof is located within the ETJ of the City of Cleburne.
The designator of the proposed use of the area shown on this plat is for single family residential use.
The developer that complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.
Water: Johnson County Special Utility District 817-760-5200
Electricity: United Cooperative Services 817-556-4000
Sewer: Private Individual Septic Systems
Private Sewage Facility
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.
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 any state and federal regulations. Private or other residential sewage facilities, although approved as meeting minimum standards, must be upgraded by the owner's expense if normal operation of the facility results in objectionable odors. If a sanitary condition exists or if the facility when used does not comply with applicable regulations.
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 it is not controlled. It will be the responsibility of the lot owner to maintain and operate the private sewage facility in a satisfactory manner.
Flood Statement:
According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251(0303), effective date December 04, 2012, this property is located in zone "X" (Areas determined to be out of the flood plain).
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 locally severe, concentrated rainfall coupled with inadequate local drainage systems. There may be floodways, creeks, low areas, drainage systems or other structures 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 filling or obstruction of the floodway is prohibited.
The existing creeks or drainage channels traversing along or across this addition will remain an open channel and will be maintained by the individual owners of the lot or lots that are traversed 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 occasioned 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.

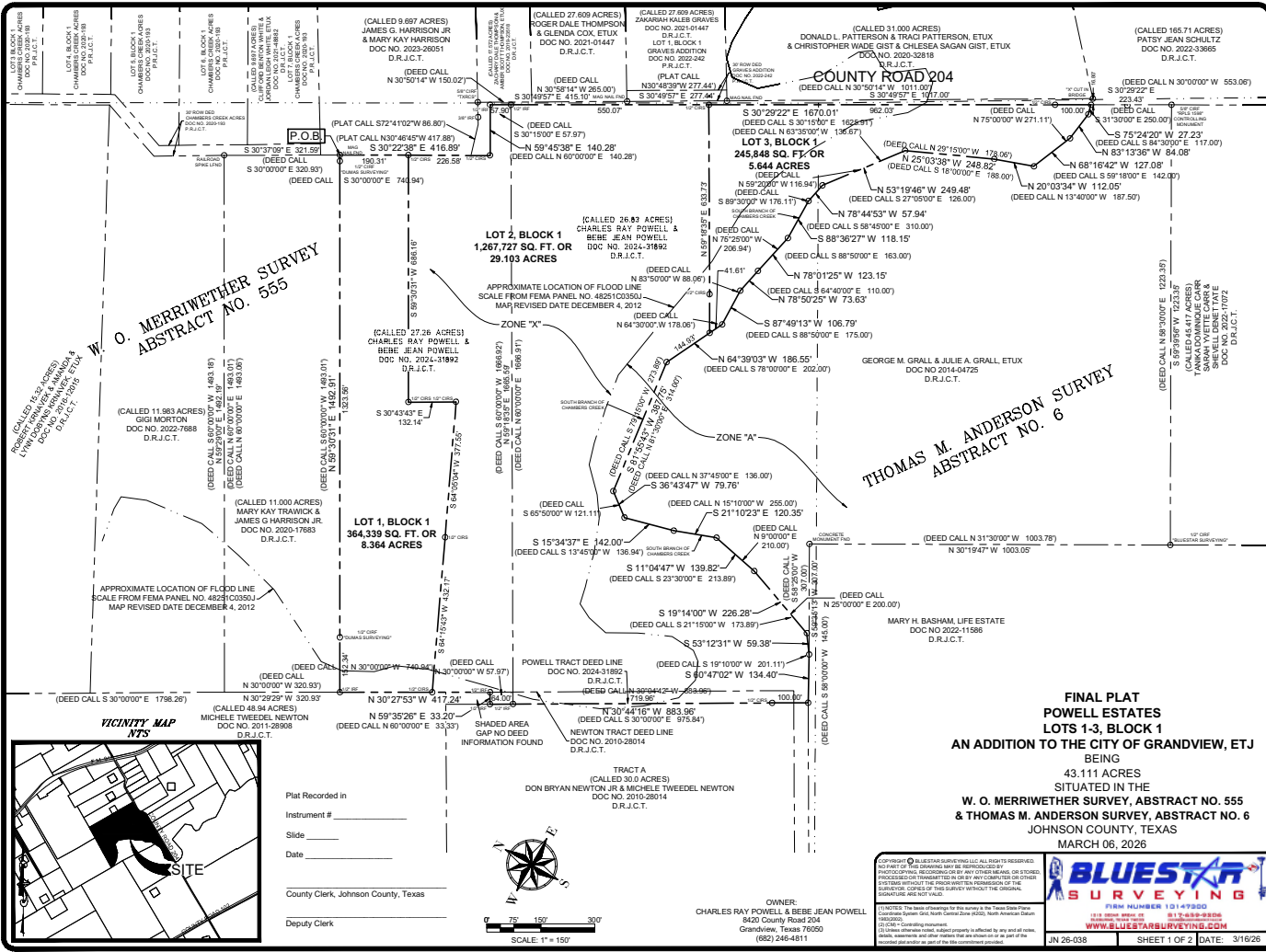
Duties of Developer/Property Owner
The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to comply with all local, state or federal law of the jurisdictions in which the property is located.
The approval and filing of 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, impede or transfer any duty or liability to Johnson County, the Commissioners, officials or employees of Johnson County.
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 or that the status on the plat or on the ground is correct. Private or other residential sewage facilities, although approved as meeting minimum standards, must be upgraded by the owner's expense if normal operation of the facility results in objectionable odors. If a sanitary condition exists or if the facility when used does not comply with applicable regulations.
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.
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 accompanied therewith.
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 efficiency 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, reconstruction, inspection, painting, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
Filing a plat:
This is a Criminal Offense punishable by a fine of up to \$1000.00, 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 executor contract to convey that is delivered to a purchaser unless the plat or report of the subdivision is approved and 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 report 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 in Not Acceptance of Roads for County Maintenance
The approval and filing of a Plat which dedicating 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 identifying any such road, street or passageway and specifically accepting such road, street or passageway for county maintenance.

RIGHT-OF-WAY DEDICATION: 40' ROW from center of road on F.M. or State" 30' ROW from center of County Roads or roads in a Subdivision "Unless otherwise required by Major Thoroughfare Plan"
UTILITY EASEMENT: 15' from lot line in front and back 5' from lot line on the sides
BUILDING LINES: 50' from lot line (State Highway & F.M.) 25' from lot line (County Road or Subdivision Roads)
This property is subject to a 4912 Redwater, LLC Agreement in Document Number 2003-22569, Deed Records, Johnson County, Texas, and is blanded in nature.
This property is subject to a 20 Johnson County Rural Water Supply Corporation Easement in Volume 2625, Page 245, Deed Records, Johnson County, Texas, and is blanded in nature.
This property is subject to a 20 Johnson County Special Utility District Easement in Document Number 2003-37056, Deed Records, Johnson County, Texas, and is blanded in nature.
SURVEYOR'S NOTES:
1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4303, NAD83) (GCRS).
2. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".
3. FINISHED FLOOR ELEVATIONS TO BE MINIMUM OF 18" ABOVE HIGHEST ADJACENT (TOUCHING) FINISH GRADE.
4. SEPTIC SYSTEMS/PRY HEADS SHALL NOT DISCHARGE ACROSS LOT LINES.
Plat Recorded in _____ APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE _____
Slide _____ DAY OF _____, 20____
Date _____
County Clerk, Johnson County, Texas _____ County Judge _____
Deputy Clerk _____

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 5596 hereby state that this correctly represents a survey made under my supervision on March 06, 2026. The subdivision boundary corners are marked with iron pins as noted.
PRELIMINARY
RELEASED 03/06/2026 FOR REVIEW PURPOSES ONLY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.
Signature _____
Date _____

FINAL PLAT
POWELL ESTATES
LOTS 1-3, BLOCK 1
AN ADDITION TO THE CITY OF GRANDVIEW, ETJ
BEING
43.111 ACRES
SITUATED IN THE
W. O. MERRIWETHER SURVEY, ABSTRACT NO. 555
& THOMAS M. ANDERSON SURVEY, ABSTRACT NO. 6
JOHNSON COUNTY, TEXAS
MARCH 06, 2026

BLUESTAR SURVEYING
1118 STEWART AVENUE SUITE 100
JOHNSON COUNTY, TEXAS 76088
PHONE NUMBER 1-817-493-8000
WWW.BLUESTARSURVEYING.COM
JUN 26-038 SHEET 2 OF 2 DATE: 3/16/26



FINAL PLAT
POWELL ESTATES
LOTS 1-3, BLOCK 1
AN ADDITION TO THE CITY OF GRANDVIEW, ETJ
BEING
43.111 ACRES
SITUATED IN THE
W. O. MERRIWETHER SURVEY, ABSTRACT NO. 555
& THOMAS M. ANDERSON SURVEY, ABSTRACT NO. 6
JOHNSON COUNTY, TEXAS
MARCH 06, 2026
OWNER: CHARLES RAY POWELL & BEBE JEAN POWELL
8420 County Road 204
Grandview, Texas 76050
(852) 246-4811
BLUESTAR SURVEYING
1118 STEWART AVENUE SUITE 100
JOHNSON COUNTY, TEXAS 76088
PHONE NUMBER 1-817-493-8000
WWW.BLUESTARSURVEYING.COM
JUN 26-038 SHEET 1 OF 2 DATE: 3/16/26

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

LADY BIRD DEED

This deed is made between Charles Ray Powell and BeBe Jean Powell (hereinafter "Grantors") whose address is 8420 CR 204, Grandview, Johnson County, Texas 76050, and Samantha Fay Stewart, whose address is 414 Highland Ave., Waxahachie, Texas 75165, (hereinafter "Grantee Beneficiary").

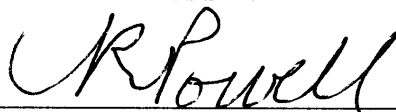
For good and valuable consideration, in hand paid by Grantee Beneficiaries, receipt of which is hereby acknowledged, the Grantor does hereby transfer and convey the following described property to the Grantee Beneficiaries' effective on the Grantor's death:

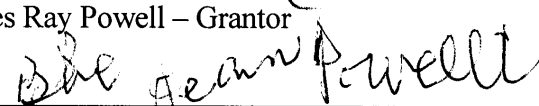
Being a 27.83 acre tract of land, more or less, Johnson County, Texas and more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

A 16.26 acre tract of land, more or less, in Johnson County, Texas, consisting of a 27.52 acre tract of land, more or less, and more particularly described in Exhibit "B" attached hereto and incorporated herein by reference, less an 11.00 acre tract more or less, in Johnson County, Texas, and more particularly described in Exhibit "C" attached hereto and incorporated herein by reference.

The Grantor reserves a life estate for themselves during the Grantors' lifetime coupled with an unrestricted power to convey during Grantors' lifetime which includes the power to sell, gift, mortgage, lease, and otherwise dispose of the property, and to retain the proceeds of the conveyance as well as a right to revoke this deed.

WITNESS MY HAND on this the 8th day of ~~October~~^{November}, 2024.

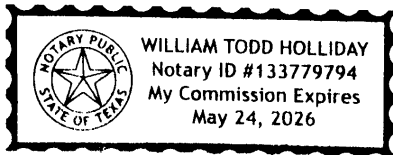


Charles Ray Powell – Grantor


BeBe Jean Powell – Grantor

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

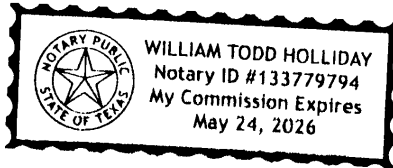
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on this the 8th day of ~~October~~^{November}, 2024, by **Charles Ray Powell**, proved to me to be said person through their respective Texas driver's licenses.



William Todd Holliday
Notary Public- State of Texas

STATE OF TEXAS §
 §
COUNTY OF JOHNSON §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME on this the 8th day of ~~October~~^{November}, 2024, by **BeBe Jean Powell**, proved to me to be said person through their respective Texas driver's licenses.



William Todd Holliday
Notary Public- State of Texas

EXHIBIT

" A "

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey, unto the said CHARLES RAY POWELL, ET UX BE BE POWELL

of the County of Johnson State of Texas all that certain lot, tract or parcel of land, lying and being situated in Johnson County, Texas and the same being legally described as follows, to-wit:

BEING a part of the W. O. Merriweather Survey, Patent Number 262, Volume 2, and a part of the Thomas M. Anderson Survey and also being an 82.57 acre tract as conveyed by Aetna Life Insurance Company to Willie Duke Holland, by deed as recorded in Volume 331, Page 202, Deed Records of Johnson County, Texas; BEGINNING at a 1/2 inch steel pin for corner, said point being North 30 deg. and 15 min. West, 323.93 varas from the Southeast corner of the said Merriweather Survey, and said point also being in a County Road;

THENCE South 30 deg. and 15 min. East, along the County Road and the East line of said Survey, at 323.93 varas, passing the Southeast corner of said Merriweather Survey and the Northeast corner of the Thomas M. Anderson Survey, and continuing in all a total distance of 585.33 varas to a point in the centerline of the South branch of Chambers Creek; THENCE up the centerline of said Chambers Creek as follows: North 75 deg. and 00 min. West, 97.6 varas to a point for corner; North 13 deg. and 40 min. West, 67.5 varas to a point for corner; North 29 deg. and 15 min. West, 64.1 varas to a point for corner; North 63 deg. and 35 min. West, 49.2 varas to a point for corner; North 59 degrees and 20 min. West, 42.1 varas to a point for corner; South 89 deg. and 30 min. West, 63.4 varas to a point for corner; North 75 deg. and 25 min. West, 74.5 varas to a point for corner; North 83 deg. and 50 min. West, 31.7 varas to a point for corner; North 64 deg. and 30 min. West, 64.1 varas to a point for corner; South 79 deg. and 15 min. West, 98.6 varas to a point for corner; South 65 deg. and 50 min. West, 43.6 varas to a point for corner; South 13 deg. and 45 min. West, 49.3 varas to a point for corner; South 23 deg. and 30 min. East, 77.0 varas to a point for corner; South 21 deg. and 15 min. West, 62.6 varas to a point for corner; South 19 deg. and 10 min. West, 72.4 varas to a point for corner; South 58 deg. and 00 minutes West, 52.2 varas to a point for corner; THENCE North 60 deg. and 00 min. East, 600.09 varas to the place of beginning and containing 27.53 acres of land of which 0.70 acres of land being in the said County Road, leaving a net of 26.83 acres of land.

AND SUBJECT TO THE FOLLOWING:

Any portion within public or private roadway A 1/4 Non-participating Royalty Interest Reserved by Aetna Life Insurance Company and recorded in Vol. 331, page 202, Deed Records, Johnson County, Texas; An Easement to TP & L Co. recorded in Vol. 343, page 72, Deed Records, Johnson County, Texas; An Easement to Sinclair Refining Company as recorded in Vol. 358, page 642, Deed Records, Johnson County, Texas; This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions and easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

EXHIBIT B

Being a part of the W. O. Merriweather Survey, Patent Number 262, Volume 2, Johnson County, Texas, and also being a part of an 82.67 acre tract as conveyed by Aetna Life Insurance Company to Willie Duke Holland by deed as recorded in Volume 331, Page 262, Deed Records of Johnson County, Texas.

BEGINNING at a 1/2 inch steel pin for corner, said point being North 30 degrees and 15 minutes West, 323.93 varas from the Southeast corner of the said Merriweather Survey, and said point also being in a County Road;

THENCE South 80 degrees West, at 7.82 varas the West line of said County Road, continuing in all 600.09 varas to a 1/2 inch steel pin for corner in the West line of said 82.67 acres tract;

THENCE North 30 degrees West, 20.87 varas to a 1/2 inch steel pin for corner;

THENCE North 80 degrees East, 12.0 varas to a 1/2 inch steel pin for corner;

THENCE North 30 degrees West, 265.74 varas to a 1/2 inch steel pin for corner;

THENCE North 60 degrees East, at 833.84 varas the West line of a County Road, continuing in all 837.8 varas to a 1/2 inch steel pin for corner;

THENCE South 30 degrees East along said County Road, 265.74 varas to a 1/2 inch steel pin for corner;

THENCE North 60 degrees East, 80.8 varas to a 1/2 inch steel pin for corner;

THENCE South 30 degrees and 15 minutes East, 20.87 varas to the place of beginning and containing 27.82 acres of land, of which 0.26 acres of land being in said County Road, leaving a net of 27.26 acres.

SAVE AND EXCEPT 11 ACRES MORE OR LESS AS DESCRIBED ON EXHIBIT "C"

EXHIBIT C

BEING A TRACT OF LAND IN THE W.O. MERRIWETHER SURVEY, ABSTRACT NO. 555, JOHNSON COUNTY, TEXAS, AND BEING A PART OF A CALLED 27.52 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 711, PAGE 401, DEED RECORDS OF JOHNSON COUNTY, TEXAS (D.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

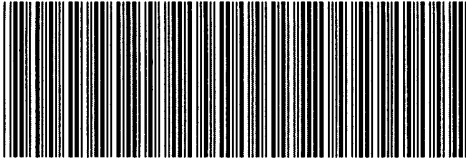
BEGINNING AT A 1/2" IRON ROD FOUND FOR A CORNER IN COUNTY ROAD 204, BEING THE NORTHEAST CORNER OF SAID 27.52 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF A CALLED 12.0 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 925, PAGE 35, D.R.J.C.T., FROM WHICH A 3/8" SMOOTH ROD FOUND BEARS S 6705624 W, 10.82 FEET;

THENCE S 30°00'00" E ALONG THE EAST LINE OF SAID 27.52 ACRE TRACT AND GENERALLY ALONG SAID COUNTY ROAD 204, 320.93 FEET TO A COTTON SPINDLE SET IN ASPHALT FOR A CORNER;

THENCE S 60°00'00" W, AT 16.97 FEET PASSING A 1/2" IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING" FOR A REFERENCE IN THE WESTERLY LINE OF SAID COUNTY ROAD 204, AND AT 1340.67 FEET PASSING A 1/2" IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING" FOR REFERENCE, IN ALL A DISTANCE OF 1493.05 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING" FOR A CORNER IN THE WESTERLY LINE OF SAID 27.52 ACRE TRACT, AND BEING IN THE EASTERLY LINE OF A CALLED 48.94 ACRE TRACT OF LAND AS DESCRIBED IN A DEED RECORDED IN VOLUME 1868, PAGE 668, D.R.J.C.T.;

THENCE N 30°00'00" W ALONG THE COMMON LINE BETWEEN SAID 27.52 ACRE TRACT AND SAID 48.94 ACRE TRACT, 320.93 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "DUMAS SURVEYING" FOR A CORNER, BEING THE NORTHWEST CORNER OF SAID 27.52 ACRE TRACT AND BEING THE SOUTHWEST CORNER OF SAID 12.0 ACRE TRACT;

THENCE N 60°00'00" E ALONG THE COMMON LINE BETWEEN SAID 27.52 ACRE TRACT AND SAID 12.0 ACRE TRACT, 1493.05 FEET TO THE PLACE OF BEGINNING AND CONTAINING 11.000 ACRES OF LAND AS SURVEYED ON THE GROUND AUGUST 6, 2005 UNDER THE SUPERVISION OF S. ERIK DUMAS, R.P.L.S. NO. 5371



VG-48-2024-31892

Johnson County
April Long
Johnson County Clerk

Instrument Number: 2024 - 31892

Real Property Recordings

Recorded On: November 08, 2024 03:09 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$41.00

***** 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: 2024 - 31892
Receipt Number: 20241108000156
Recorded Date/Time: November 08, 2024 03:09 PM
User: Amanda T

Record and Return To:

MANDY STEWART
414 HIGHLAND AVE

Station: ccl83

WAXAHACHIE TX 75165



STATE OF TEXAS
Johnson County

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