

THE CITY OF  
**BURLESON**  
TEXAS

**Release from Extraterritorial Jurisdiction (ETJ) Petition**

**APPLICANT / OWNER**

Applicant or Authorized Agent	Owner
Name: <u>Robert S. Ward</u>	Name: <u>Robert S. Ward</u>
Company: _____	Company: _____
Address: <u>8036 CR 802</u> <u>Burleson, TX 76028</u>	Address: <u>8036 CR 802, Burleson,</u> <u>TX 76028</u>
Telephone: <u>214-673-1212</u>	Telephone: <u>214-673-1212</u>
Email: <u>steveward4253@stkglobal.net</u>	Email: <u>steveward4253@stkglobal.net</u>
Signature: <u>Robert S. Ward</u>	Signature: <u>Robert S. Ward</u>

**SITE INFORMATION**

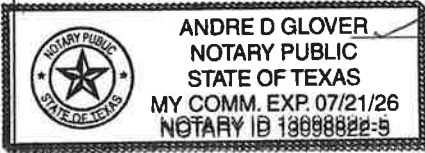
Number of properties within the area to be released: <u>1</u>	
General location or address of area to be released: <u>8036 CR 802</u>	
Total Acres to be released: <u>5.017</u>	
County of Request <u>Burleson</u>	

**REQUIRED ITEMS FOR PETITION**  
(Applicant must initial next to each item)

<u>RSW</u>	Completed Application
<u>RSW</u>	Exact Property description in the form of: 1) Metes and Bounds, or 2) Identification of the property (Lot and Block) on a Recorded Plat
<u>RSW</u>	Signed "Release from ETJ Petition" (see next page)
<u>RSW</u>	50% of all owners within the area to be released must provide a NOTARIZED signature
<u>RSW</u>	If property is owned by an entity, estate, trust, etc. – provide proof of authority to sign on behalf of the entity, estate, trust, etc.
<u>RSW</u>	If current ownership differs from data available on the Appraisal District website provide deed(s) as proof of ownership
<u>RSW</u>	Owner of the property acknowledges that with the submittal of this petition, that they may no longer assume they will have the ability to receive City of Burleson utility or emergency services for the property being removed for the extraterritorial jurisdiction (ETJ) of the City of Burleson. This petition may also trigger CCN discountenance efforts by the City of Burleson.
	Owners signature required: <u>Robert S. Ward</u>

**CITY OF BURLESON RELEASE FROM ETJ PETITION**

By signing this petition, I hereby request to be removed from the City of Burleson Extraterritorial Jurisdiction (ETJ). I hereby affirm that I am the legal owner of the property identified below (attach additional pages as required).

Tax ID # and Physical Address	Property Owners Signature	Notary
8036 CR 802 Burleson, TX 76028	Robert S. Ward	State of <u>Texas</u> County of <u>Johnson</u> The instrument was signed or acknowledged before me on <u>11/2/2023</u> By <u>Robert S. Ward</u> Print name of signer(s)  Notary Signature
		State of _____ County of _____ The instrument was signed or acknowledged before me on _____ By _____ Print name of signer(s)  Notary Signature

126.0198.00060

**Ownership Information**

WARD ROBERT STEVE  
8036 CR 802  
BURLESON TX 76028

**Property Information**

ABST 198, 904  
TR 4A, 9  
P DOSS  
S# HOTX09907149  
L# NTA0861321 ELECTED REAL

SITUS:8036 CR 802 ACRE:5.0170 MapAcre:0.0000

**Exemptions / Deed Info**

HS O65

Vol:  
Page:  
Inst: 01146  
Deed: 01/15/2013 WARRANTY DEED W/  
VENDOR'S LIEN

UDI: 1.0000000 Owner Id: 922341

**Identification Information****Notes**

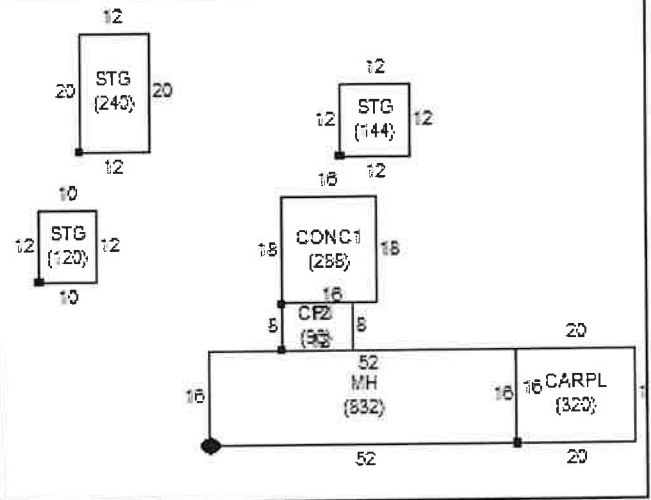
PCL: R000006203

EXT:

ALT:

2024 - SPLIT 0.256@ TO 126.0198.00061 TR 4A1 PER 2023-27639, 2019 - PER S&W, DC 5.9.19.; 2017-FOR 2017 DEP SHOULD BE 46%, DC 12.20.16.; 2015- CORRECTING 1.283 AC NEW TO EXEMPTIONS FOR 2015, DC 7/16/15.; 2015- 1.283@ MOVED HERE FROM .0198.00055 NEW TO EXEMPTIONS, DC 8/4/14.; 2014- S&W, DC 5/8/14.; 2013 - ADDED IMP EXEMPTIONS FROM

Taxing Entity	Exemption	Txbl Value	Tax Rate	Frozen Amt	Tax Levy	Cell Yr
BURLESON ISD	135,000	20,756	1.2575000	0.00	0.00	2013
JOHNSON COUNTY	15,000	140,756	0.3350000	170.11	170.11	2013
LATERAL ROAD	15,000	140,756	0.0500000	23.05	23.05	2013
JOHNSON CO EMERGENCY	15,000	140,756	0.0542010	0.00	76.29	
BRIAR OAKS FIRE DEPT	0	0		0.00	0.00	
PRECINCT2	0	0		0.00	0.00	
Estimated Tax Levy:						269.45

**Sketch**

Frame	Ext Wall	Fnd	Roof	Roofing	Floor	HVAC
-------	----------	-----	------	---------	-------	------

FirePI	Bedrooms	Baths	Stories
	0.0	1.0	

Map	Agent
2B	

Appraisal	Mass Appraisal	Account Codes
02/28/2022 MLW	03/19/2020 SB	

Description	Yr Blt	Eff Blt	SqFt	Cpsf	Tot Price	Deviations	Cond	Amen	Dpr	Fnc	Eco	Cmp	L.F.	Value	UDI	Impr	Total
M&S	1998	1998	832	31.16	25,925		0	0.00	0.00	0.49	0.00	0.00	1.00	17,687	1.00		17,687
Improvement	Description	Yr Blt	Eff Blt	SqFt	Type	Cpsf	Tot Price	Deviations	Cond	Amen	Dpr	Fnc	Eco	Cmp	Value	HS	
MH	MOBILE HOME	1998	1998	832	F	31.16	25,925		0	0.00	0.00	0.49	0.00	0.00	13,222	Y	
CARPL	CARPORT-LOW	1998	1998	320	F	4.00	1,280		0	0.00	0.00	0.49	0.00	0.00	653	Y	
CP1	COVERED PORCH-1	1998	1998	96		9.35	898		0	0.00	0.00	0.49	0.00	0.00	458	Y	
CONC1	CONCRETE-1	2007	2007	288		3.95	1,138		0	0.00	0.00	0.15	0.00	0.00	967	Y	
STG	STORAGE	2007	2007	240	F	5.65	1,356		0	0.00	0.00	0.15	0.00	0.00	1,153	Y	
STG	STORAGE	2007	2007	144	F	5.65	814		0	0.00	0.00	0.15	0.00	0.00	692	Y	
STG	STORAGE	2002	2002	120	F	5.65	678		0	0.00	0.00	0.20	0.00	0.00	542	Y	

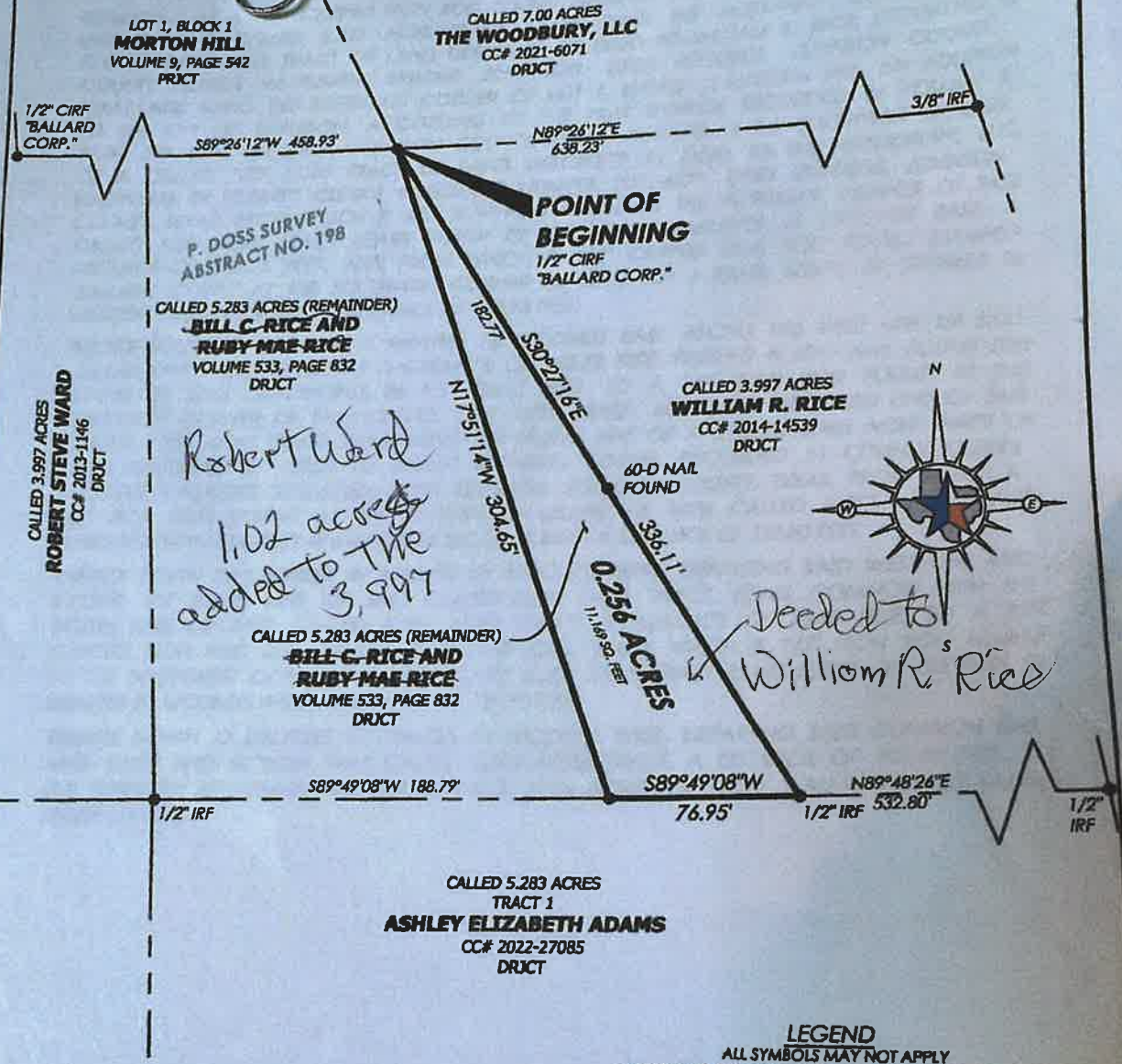
PTD	Land Tbl	Cls Method	Acres	SqFt	Front	CPU	Value	Val%	Val Adj	UDI	Tot Value	Ag Use Val
E2	B3 58000	ACREAGE	5.0170	218,540.520	0.000	58,000.00	290,986	0.00	290,986	1.00	290,986	0

Current Tax Year 2024							Previous Tax Year 2023						
Real	Impr Val	PTD	Land Val	PTD	Cap Loss	Real Total	Real	Impr Val	PTD	Land Val	PTD	Cap Loss	Real Total
Homesite	17,687	E2	290,986	E2	152,917	155,756	Homesite	17,687	E2	305,834	E2	181,925	141,596
Non-Homesite	0	E2	0	E2		0	Non-Homesite	0		0			0
Special	Mkt Value	PTD	Prod Val			Prod Loss	Special	Mkt Value	PTD	Prod Val			Prod Loss
Other	Personal		Mineral			Other Total	Other	Personal		Mineral			Other Total
Market	0		0			0	Market	0		0			0
Re-Cap	Market		Prod Loss		Cap Loss	Taxable	Re-Cap	Market		Prod Loss		Cap Loss	Taxable
Value Totals	308,673		0		152,917	155,756	Value Totals	323,521		0		181,925	141,596





**BOUNDARY SURVEY**  
0.256 ACRES OF LAND SITUATED IN THE P. DOSS SURVEY, ABSTRACT NUMBER 198, JOHNSON COUNTY, TEXAS.



**GENERAL NOTES**

- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, NORTH CENTRAL ZONE, 4202.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED EASEMENTS ARE SHOWN. THIS SURVEYOR HAS NOT ABSTRACTED THE PROPERTY.

**SURVEYOR CERTIFICATION:**

THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY. THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OF, OR HAS BEEN ADVISED OF ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.



*Marshall Miller*  
MARSHALL W. MILLER  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6882  
AUGUST 28, 2023  
STATE OF TEXAS

**LEGEND**

ALL SYMBOLS MAY NOT APPLY

- |                            |                          |
|----------------------------|--------------------------|
| ↓ SINGLE POST TRAFFIC SIGN | ☐ BURIED UTILITY MARKER  |
| — GUY WIRE                 | ☐ TELEPHONE PEDESTAL     |
| ⊙ LIGHT POLE               | ☐ SANITARY SEWER MANHOLE |
| ⊙ WATER METER              | ☐ MAILBOX                |
| ⊙ GAS LINE MARKER          | ☐ SEWER CLEANOUT         |
| ⊙ ELECTRIC METER           | ☐ WATER VALVE            |
| ⊙ A/C UNIT                 | ☐ FIRE HYDRANT           |
| ☐ ELECTRIC BOX             | ☐ POWER POLE             |
| ☐ SEPTIC LID               | ☐ STORM DRAIN MANHOLE    |
| ☐ IRRIGATION CONTROL VALVE | ☐ GAS METER              |
| — CHAINLINK FENCE          |                          |
| — BARBED WIRE FENCE        |                          |
| — WOOD FENCE               |                          |
| — IRON FENCE               |                          |
- 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"  
ONE = OVERHEAD ELECTRIC

**LONESTAR**  
LAND SURVEYING, LLC  
TBPELS FIRM# 10184707  
3001 W. VILLAGE BLVD.  
JOHNSON, TX 76860  
WWW.LONESTARSURVEYING.COM

FT121-9121121354

**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.**

**AFTER RECORDING, PLEASE RETURN TO:**

Robert Ward  
8036 CR 802  
Burleson, TX 76028

**General Warranty Deed with Vendor's Lien**  
**(Minerals Reserved)**

**Date:** January 15, 2012

**Grantor:** Bill C. Rice  
2400 FM 731  
Burleson, TX 76028

**Grantee:** Robert Steve Ward  
8036 CR 802  
Burleson, TX 76028

**Consideration:** TEN AND NO/100 DOLLARS and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed; and

The further consideration of the execution and delivery of a Note of even date in the principal sum of \$40,000.00 executed by Grantee, payable to the order of Bill C. Rice, an individual residing in Texas ("Lender"). The Note is secured by a Vendor's Lien retained in favor of Lender to the extent of \$40,000.00 in this Deed and by a Deed of Trust of even date from Grantee to Rachel Brucks, Trustee, for the benefit of Lender.

**Property (including any improvements):** See attached Exhibit A, incorporated herein for all purposes.

**Reservations from Conveyance:** Grantor, for Grantor and Grantor's heirs, successors, and assigns forever, hereby reserves all oil, gas, and other minerals in and under the Property and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, this reservation includes the production, the lease, and all benefits from it. Provided, however, that Grantor waives its surface rights (including rights of ingress and egress), but such waiver does not affect any surface rights that may be held by others.

FT121-9121121354

**Exceptions to Conveyance and Warranty:** This conveyance is executed, delivered and accepted subject to any and all liens described herein; all validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, setback lines, covenants, conditions, oil and gas leases, mineral interests, and water interests, and other instruments that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; all matters described in Schedule B of the Owner Policy of Title Insurance issued to Grantee as part of the purchase and sale transaction evidenced by this Deed; all maintenance fund liens, zoning laws or ordinances, building, use, and occupancy codes, utility district assessments and standby fees, if any; and taxes for the current year, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

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 said Vendor's Lien against and superior title to the Property are retained until the Note described is fully paid according to its terms, at which time this Deed shall become absolute. The said Vendor's Lien and superior title herein retained are hereby transferred, assigned, sold, and conveyed to Lender, its successors and assigns, without recourse on Grantor.

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


**NOTICE:** This document affects your legal rights. Please read it carefully before signing it.

Approved as to form and substance:

**GRANTOR:**

**GRANTEE:**

  
\_\_\_\_\_  
Bill C. Rice

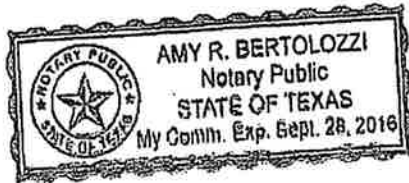
  
\_\_\_\_\_  
Robert Steve Ward

FT121-9121121354

STATE OF TEXAS §

COUNTY OF Johnson §

This instrument was acknowledged before me on the 15<sup>th</sup> day of January, 2012 by Bill C. Rice.

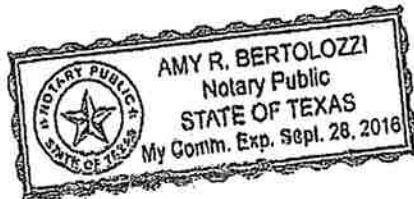


Amy R. Bertolozzi  
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF Johnson §

This instrument was acknowledged before me on the 15<sup>th</sup> day of January, 2012 by Robert Steve Ward.



Amy R. Bertolozzi  
Notary Public, State of Texas

## EXHIBIT A

### Tract I:

Being a tract or parcel of land out of the Parker S. Doss Survey, Abstract No. 198, situated in Johnson County, Texas, and described by metes and bounds as follows;

BEGINNING at the Northwest corner of that certain tract of land in the U.A.D. Weathersby Survey, conveyed to Walter Dean Brannon as shown in Volume 422, Page 562, Deed Records of Johnson County, Texas;

THENCE South 3 degrees 02 minutes East, along the West line of said Brannon tract, along a fence 295.53 feet to an iron pin for corner;

THENCE South 89 degrees, 16 minutes 28 seconds West, 625.41 feet to an iron pin for corner;

THENCE North 5 degrees, 34 minutes, 10 seconds West, 291.16 feet to an iron pin for corner;

Thence North 89 degrees, 10 minutes East, along a fence, 638.08 feet to the POINT OF BEGINNING and containing 4.244 acres of land, more or less. SAVE AND EXCEPT that portion of land conveyed by deed to Randell Adams and wife, Kimberly Adams, dated December 18, 2006 and recorded in/under Volume 4003, Page 587, Real Property Records, Johnson County, Texas.

### Tract II:

All that certain lot, tract or parcel of land out of the P.S. Doss Survey, Abstract No. 198, Johnson County, Texas, being a portion of that certain First Tract as conveyed by C.A. Tate et ux to S.W. Marlett et ux by deed dated October 9, 1943, recorded in Volume 331, Page 460, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at an iron rod, the northwest corner of Tract 1, a 4.244 acre tract, as conveyed to Bill Rice et ux by deed recorded in Volume 659, Page 613, Deed Records, Johnson County, Texas;

THENCE North 5 degrees 34 minutes 10 seconds West, a distance of 79.0 feet to a steel spike lying on the center line of County Road 802, the northwest line of the aforementioned Marlett tract;

THENCE North 44 degrees 52 minutes 30 seconds East, a distance of 72.26 feet along said center line and northwest line to a steel spike for corner;

THENCE South 5 degrees 34 minutes 10 seconds East, a distance of 131.20 feet to an iron rod for a corner lying on the north line of said Bill Rice 4.244 acre tract;

THENCE South 89 degrees 38 minutes 19 seconds West, a distance of 55.00 feet along said north line to the point of beginning and containing 0.14 acres of land, more or less, and being the same property and all of the property described in the Deed for Private Right of Way, recorded in Volume 902, Page 597, Deed Records of Johnson County, Texas.



Becky Williams  
Becky Williams, County Clerk  
Johnson County, Texas

Electronically Recorded  
Official Public Records

Instrument Number  
1146  
Page: 4 of 4  
01/15/2013 12:55:34  
Fee: 28.00 No. of Pages: 4

\*\*\*\*\* Electronically Recorded Document \*\*\*\*\*

## Johnson County

Becky Williams  
Johnson County Clerk  
Cleburne, TX

Document Number: 2014-14968

Recorded As : ERX-WARRANTY DEED

Recorded On: July 16, 2014

Recorded At: 01:03:31 pm

Number of Pages: 4

Recording Fee: \$34.00

Parties:

Direct-  
Indirect-

Receipt Number: 5690

Processed By: Justine Tillman

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



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

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

*Becky Williams*

BECKY WILLIAMS, COUNTY CLERK  
JOHNSON COUNTY, TEXAS

**GF# RICE/WARD**

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

**GENERAL WARRANTY DEED  
(Cash)**

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF JOHNSON	§	

THAT THE UNDERSIGNED, ESTATE OF BILL C. RICE, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) cash, and other good and valuable consideration in hand paid by the Grantee, herein named, the receipt and sufficiency of which is hereby fully acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY **ROBERT STEVE WARD**, herein referred to as "Grantee," whose mailing address is 8036 CR 802, Burleson, TX 76028, whether one or more, the real property described as follows:

Being a 1.268 acre tract of land out of the PARKER S. DOSS SURVEY, ABSTRACT No. 198, and the U.A.D. WEATHERSBY SURVEY, ABSTRACT No. 904, in Johnson County, Texas, and being a portion of a called 5.283 acre tract of land out of said surveys conveyed to Bill C. Rice et ux, by deed recorded in Volume 533, Page 832, Deed Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING at a ½ inch iron pin found at the northwest corner of said Rice tract and in the south line of Lot 1, Block 1, Morgan Hill, an addition in Johnson County, Texas, according to the plat recorded in Volume 9, Page 542, Plat Records, Johnson County, Texas, said pin also being the northeast corner of a called 4.244 acre tract of land conveyed to Robert Steve Ward by Instrument No. 2013-1148, County Clerk Records, Johnson County, Texas;

THENCE North 89 degrees, 56 minutes, 00 East, along the north line of said Rice tract and the south line of said Morgan Hill, 109.33 feet to a point for corner at the southeast corner of said Morgan Hill and the southwest corner of a tract of land conveyed to Amy Massey, et vir, by Instrument No. 2009-28775, County Clerk Records, Johnson County, Texas, from which a ½ inch iron pin with a plastic cap marked "PEEDE DATA" bears South 30 degrees, 17 minutes, 26 seconds East, 5.19 feet;

THENCE South 30 degrees, 17 minutes, 26 seconds East 265.10 feet to a ½ inch iron pin with a plastic cap marked RPLS 1598 set for corner in the north line of a tract of land conveyed to Randell Wade Adams, et ux, by deed recorded in Volume 1532, Page 80, Deed Records, Johnson County, Texas;

THENCE South 89 degrees, 56 minutes, 00 seconds West, 265.60 feet to a ½ inch iron pin found for corner at the southwest corner of said Rice tract, the northwest corner of said Adams tract, and the northwest corner of a tract of land conveyed to Randell Wade Adams, et ux, by deed recorded in

Volume 1532, Page 78, Deed Records, Johnson County, Texas, said pin also being the southeast corner of said Ward tract;


THENCE North 03 degrees, 03 minutes, 35 seconds West, along the common line of said Rice and Ward tracts, 299.10 feet to the POINT OF BEGINNING and containing 1.268 acres of land, more or less.

This conveyance, however, is made and accepted subject to any and all validly existing encumbrances, conditions and restrictions, relating to the hereinabove described property as now reflected by the records of the County Clerk of JOHNSON County, Texas.

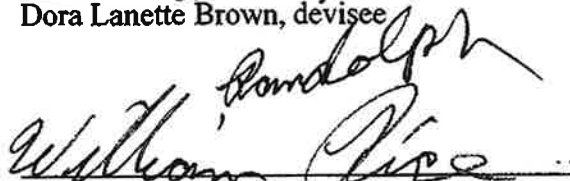
TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns forever; and Grantor does hereby bind Grantor, Grantor's heirs, executors, administrators, successors and/or assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof.

Current ad valorem taxes on said property having been prorated, the payment thereof is assumed by Grantee.

EXECUTED this 16<sup>th</sup> day of July, 2014.

  
Robert Steven Ward, as devisee, and as  
Independent Executor, Under the Probate of  
the Estate of William Cole Rice, Deceased,  
Cause No. P201421537, Probate Court,  
Johnson County, Texas.

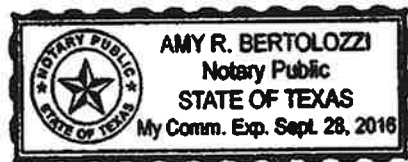
  
Dora Lanette Brown, devisee

  
William Randolph Rice, devisee

THE STATE OF TEXAS

## COUNTY OF JOHNSON

This instrument was acknowledged before me on the 10<sup>th</sup> day of July, 2014, by Robert Steven Ward, as devisee, and as Independent Executor, Under the Probate of the Estate of William Cole Rice, Deceased, Cause No. P201421537, Probate Court, Johnson County, Texas.



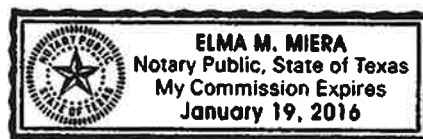
Amy Bertolozzi  
NOTARY PUBLIC, STATE OF TEXAS

THE STATE OF TEXAS

COUNTY OF JOHNSON

This instrument was acknowledged before me on the 14 day of July, 2014, by Dora Lanette Brown.

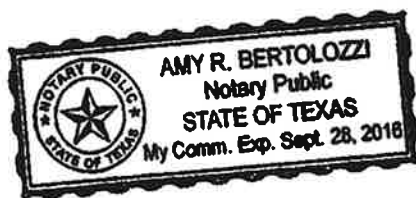
Elma M. Miera  
NOTARY PUBLIC, STATE OF TEXAS



THE STATE OF TEXAS

COUNTY OF JOHNSON

This instrument was acknowledged before me on the 16<sup>th</sup> day of July, 2014, by William Randolph Rice.



Amy Bertolozzi  
NOTARY PUBLIC, STATE OF TEXAS

AFTER RECORDING, RETURN TO:  
Robert Steve Ward  
8036 CR 802  
Burleson, TX 76028

PREPARED IN THE LAW OFFICE OF  
Scott McKnight  
3500 Hulen Street, Suite 100  
Fort Worth, TX 76107

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING INFORMATION

## **WARRANTY DEED**

**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.**

GF# RICE-MISC

Date: **SEPTEMBER 29, 2023**

Grantor: **ROBERT STEVE WARD**

Grantor's Mailing Address: **8036 CR 802, BURLESON, TEXAS 76028**

Grantee: **WILLIAM R. RICE**

Grantee's Mailing Address: **2400 FM 731, BURLESON, TEXAS 76028**

**Consideration: ADMIRATION AND AFFECTION WHICH GRANTOR BEARS TOWARD THE GRANTEE HEREIN**

**Property (including any improvements):**

**BEING THAT CERTAIN TRACT OF LAND SITUATED IN JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES.**

**Reservations from Conveyance: NONE**

**Exceptions to Conveyance and Warranty:**

THIS CONVEYANCE IS EXECUTED, DELIVERED AND ACCEPTED SUBJECT TO AD VALOREM TAXES FOR THE CURRENT YEAR, ROLLBACK TAXES DUE TO THIS CONVEYANCE OR GRANTEE'S USE OF THE SUBJECT PROPERTY, MAINTENANCE FUND LIENS, ZONING ORDINANCES, UTILITY DISTRICT ASSESSMENTS AND STANDBY FEES, IF ANY, ANY AND ALL VALID UTILITY EASEMENTS CREATED BY THE DEDICATION DEED OR PLAT OF THE SUBDIVISION IN WHICH SAID REAL PROPERTY IS LOCATED, RECORDED EASEMENTS, MINERAL RESERVATIONS AND LEASES, RESTRICTIONS, COVENANTS, CONDITIONS, RIGHTS OF WAY EASEMENTS, IF ANY, AFFECTING THE HEREIN DESCRIBED PROPERTY BUT ONLY TO THE EXTENT THE SAME ARE VALID AND SUBSISTING.

Grantor, for the consideration and subject to the Reservations from Conveyance and 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 wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, 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 Exceptions to Conveyance and Warranty.

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

  
ROBERT STEVE WARD

(Acknowledgment)

THE STATE OF Texas

COUNTY OF Johnson

This instrument was acknowledged before me on the 29th day of September, 2023, by **ROBERT STEVE WARD**.



Amy Rene Bertolozzi  
Notary Public, State of Texas  
My Commission Expires: 09.28.2024  
Notary's printed Name: Amy Rene Bertolozzi

**NOTE: THIS INSTRUMENT WAS PREPARED SOLELY FROM INFORMATION AND UPON INSTRUCTION GIVEN BY THE PARTIES TO THIS TRANSACTION. IF A TITLE SEARCH OR OTHER EVIDENCE HAS BEEN FURNISHED TO US IN CONNECTION WITH ITS PREPARATION, THIS DOCUMENT HAS BEEN PREPARED AND DELIVERED UPON THE CONDITION THAT NEWMAN & LAWLER, PLLC WILL HAVE NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.**

**NOTICE:** This document affects your legal rights. Read it carefully before signing.

**AFTER RECORDING RETURN TO:**  
**WILLIAM R. RICE**  
2400 FM 731, BURLESON, TEXAS 76028

PREPARED IN THE LAW OFFICE OF:  
**NEWMAN & LAWLER**  
A PROFESSIONAL LIMITED LIABILITY COMPANY  
ATTORNEYS AT LAW  
200 BAILEY AVE., SUITE 100  
FORT WORTH, TEXAS 76107

## Exhibit A

BEING A 0.256 ACRE TRACT OF LAND SITUATED IN THE P. DOSS SURVEY, ABSTRACT NUMBER 198, JOHNSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 5.283 ACRE TRACT OF LAND DESCRIBED BY DEED TO BILL C. RICE AND RUBY MAE RICE, RECORDED IN VOLUME 533, PAGE 832, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED IRON ROD FOUND STAMPED "BALLARD CORP." ON THE NORTH LINE OF SAID CALLED 5.283 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A CALLED 3.997 ACRE TRACT OF LAND DESCRIBED BY DEED TO WILLIAM R. RICE, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2014-14539, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND BEING THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, MORTON HILL, AN ADDITION TO THE CITY OF BURLESON, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 542, PLAT RECORDS, JOHNSON COUNTY, TEXAS, AND BEING THE SOUTHWEST CORNER OF A CALLED 7.00 ACRE TRACT OF LAND DESCRIBED BY DEED TO THE WOODBURY, LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2021-6071, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 5.283 ACRE TRACT BEARS NORTH 89 DEGREES 26 MINUTES 12 SECONDS EAST, A DISTANCE OF 638.23 FEET, AND FROM WHICH A 1/2" CAPPED IRON ROD FOUND STAMPED "BALLARD CORP." AT THE SOUTHWEST CORNER OF SAID LOT 1 BEARS SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST, A DISTANCE OF 458.93 FEET;

THENCE SOUTH 30 DEGREES 27 MINUTES 16 SECONDS EAST, ALONG THE WEST LINE OF SAID CALLED 3.997 ACRE TRACT, AT A DISTANCE OF 182.77 FEET, PASSING A 60-D NAIL FOUND FOR REFERENCE, AND CONTINUING IN ALL 336.11 FEET, TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 3.997 ACRE TRACT, BEING ON THE SOUTH LINE OF SAID CALLED 5.283 ACRE TRACT, SAME BEING THE NORTH LINE OF A CALLED 5.283 ACRE TRACT OF LAND DESCRIBED BY DEED TO ASHLEY ELIZABETH ADAMS, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER 2022-27085, DEED RECORDS, JOHNSON COUNTY, TEXAS, FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID CALLED 3.997 ACRE TRACT BEARS NORTH 89 DEGREES 48 MINUTES 26 SECONDS EAST, A DISTANCE OF 532.80 FEET;

THENCE SOUTH 89 DEGREES 49 MINUTES 08 SECONDS WEST, DEPARTING SAID WEST LINE AND ALONG THE SOUTH LINE OF SAID CALLED 5.283 ACRE TRACT, BEING COMMON WITH THE NORTH LINE OF SAID CALLED 5.283 ACRE TRACT, A DISTANCE OF 76.95 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882", FROM WHICH A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID CALLED 5.283 ACRE TRACT BEARS SOUTH 89 DEGREES 29 MINUTES 08 SECONDS WEST, A DISTANCE OF 188.79 FEET;

THENCE NORTH 17 DEGREES 51 MINUTES 14 SECONDS WEST, DEPARTING SAID COMMON LINE AND OVER AND ACROSS SAID CALLED 5.283 ACRE TRACT, A DISTANCE OF 304.65 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 0.256 ACRES OR 11,169 SQUARE FEET OF LAND, MORE OR LESS.

**Johnson County  
April Long  
Johnson County  
Clerk**

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**Instrument Number:** 2023 - 27639

eRecording - Real Property

Warranty Deed

**Recorded On:** September 29, 2023 01:29 PM

**Number of Pages:** 5

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

**Total Recording:** \$38.00

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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:** 2023 - 27639  
**Receipt Number:** 20230929000087  
**Recorded Date/Time:** September 29, 2023 01:29 PM  
**User:** Linda B  
**Station:** ccl30

**Record and Return To:**

Corporation Service Company



**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*