



**AGENDA
BOARD OF ADJUSTMENT
WEDNESDAY, AUGUST 13, 2025
1371 WEST FM 550 - MCLENDON-CHISHOLM, TEXAS 75032
7:00 PM**

Page

1. CALL TO ORDER

2. PUBLIC HEARING

The Board of Adjustments will conduct a public hearing and consider an access variance for the subject property located on a 3.0-acre tract of land located on the north side of SH 205 between League Rd. and FM 548 within the City limits of McLendon-Chisholm. The tract is fully zoned in the Single-Family Residential SF 2.5 district.

3. APPROVAL OF MINUTES

3 - 5

- 3.1. Consider approving the minutes of the BOA Dec 11, 2024 Meeting
[Minutes for Dec. 11, 2025 BOA](#)

4. ITEMS FOR DISCUSSION

6 - 26

- 4.1. Discuss and Consider the appointment of a Chairman
4.2. Discuss and consider the appointment of a Vice Chairman
4.3. Discuss and consider approval for a variance in Article 10.02 in the Subdivision Ordinance in Subsection 10.02.006 (12) (b), to exceed the maximum length of a dead-end street with a permanent turnaround to be 600 feet with a requested distance of 982 feet.

[Staff Report BOA Sartain \(002\)](#)
[MC BOA Application 7.8.25](#)
[24090028-BOA Variance Request Exhibit UPDATED OWNER](#)

5. ADJOURN

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session in order to see confidential legal advice from the City Attorney on any agenda item herein.

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., Aug 7, 2025 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.



MINUTES

Board of Adjustment Meeting

7:00 PM - Wednesday, December 11, 2024
1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032

The Board of Adjustment of the City of McLendon-Chisholm was called to order on Wednesday, December 11, 2024, at 7:00 PM, in the 1371 WEST FM 550 - McLENDON-CHISHOLM, TEXAS 75032, with the following members present:

PRESENT:

EXCUSED:

1 CALL TO ORDER

Bev Stibbens calls the meeting at 7:06 PM

2 INVOCATION AND PLEDGE OF ALLEGIANCE TO U.S. AND TEXAS FLAGS

Chairwomen Stibbens lead the Board member in the Invocation and Pledges for both the US and TEXAS flags

3 RULES OF DECORUM

Chairwoman Stibbens lets audience know they are waiting on another member, so she is changing the order of the meeting to accommodate.
She reminds members and citizens that Rules of Decorum are in order.

4 CITIZEN COMMENTS

There are NO citizens comments.

5 PUBLIC HEARING

The public hearing will be to receive public comment regarding an application requesting one variance request to the City of McLendon-Chisholm Regulations on property located at Chisholm Crossing Phase IV-B, Block C, Lot 28, known as 616 Stampede Run, McLendon-Chisholm, Texas 75032. Regulation requires a minimum of 25 feet for side yard setbacks. The owner is requesting a reduction from 25 feet to 12 feet for the construction of a single detached garage.

Bev Stibbens opens public hearing at 7:10 PM

There are no comments

Chairwoman Stibbens closes comments at 7:10 PM

6 ITEMS FOR CONSIDERATION

- a) Consider approving Minutes from Sept. 19, 2024 Board of Adjustments meeting.

Gary Nickel makes the motion to accept the minutes

Herb Harker Seconds

Motion passes unanimously

- b) Consider approving Minutes from November 13, 2024 Board of Adjustments meeting.

Melody Osorio makes a motion to approve the minutes

Gary Nickel seconds the motion

Motion passes unanimously

- c) Consideration and Action for Charles Annis - The applicant is requesting approval of a variance to build a detached garage 12 feet from the property line due to an existing pool and encroachment issues in relation to the structure. The property is located at 616 Stampede Rd., McLendon-Chisholm, Texas 75032

Asa Woodberry, city planner, gives staff report.

Chairwoman Stibbens announces the results from the mail out notices. 2 returned , 1 in Favor, 1 Against. She asks if applicant would like to make a statement. She then asks Board Members for questions.

Gary Nickel asks if the garage has to be parallel to the fence as shown or could it be turned slightly to provide a more straight in path?? Asa tells Mr. Nickel that it needs to be as shown on the survey.

Mr. Nickel ask the applicant if that is what he intended. He states that it would be better if they could angle it a bit to get straight into the garage. There is a discussion between the applicant, and Mr. Nickel and city planner to determine if the building could be approved with the modification.

Herb Harker asks the applicant to explain the drawing they received. There are no dimensions on the drawing the board was given. There is more discussion and clarification by Bev Stibbens saying they can approve the building being placed at an angle with a stipulation that the closest point of the building is no closer that 12 ft from the property line. She also reminds them that if they deny they must stipulate with or without prejudice.

Gary Nickel makes a motion to approve with stipulation that no point of

the building be any closer than 12 feet from the property line.

Bev Stibbens Seconds the motion

Bev reminds the applicant that he will need to be sure and get necessary changes to ASA prior to applying for a building permit.

Bev Stibbens announces that she is resigning from the Board as of Jan 29.

7 ADJOURN

Meeting is adjourned at 7:24 PM

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session in order to see confidential legal advice from the City Attorney on any agenda item herein.

I, Angela Jennings, do hereby certify that the above Notice of Meeting of the City Council of McLendon-Chisholm, Texas was posted or before 5:00 p.m., Dec. 6, 2024 on the outside bulletin board at City Hall, a place convenient and readily accessible to the public at all times.

CAO

Mayor



ZONING BOARD OF ADJUSTMENTS – CITY OF MCLENDON-CHISHOLM, TEXAS

DATE: August 13th, 2025

Property owner/Applicant: Brian Sartain
204 Leonard Way
Rockwall, TX 75087

Location: The property is a 3.0 acre tract of land located on the north side of SH 205 between League Rd. and FM 548 within the City limits of McLendon-Chisholm. The tract is fully zoned in the Single-Family Residential SF 2.5 district.

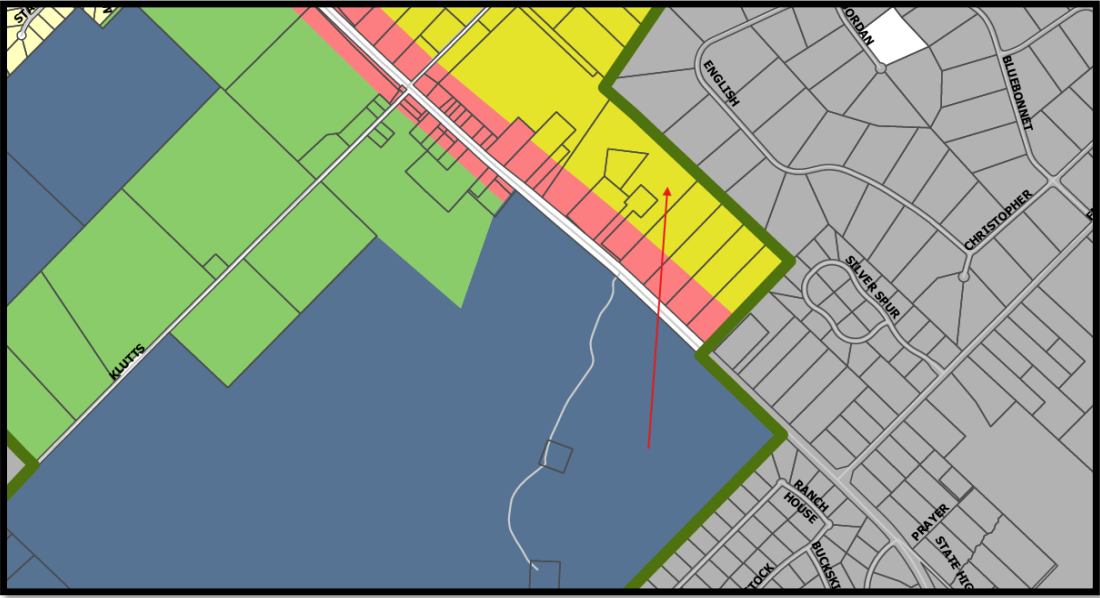
BOARD OF ADJUSTMENT MEETING DATE: August 13th, 2025

REQUEST: The applicant is requesting a recommendation of approval for a variance in Article 10.02 in the Subdivision Ordinance in Subsection 10.02.006 (12) (b), to exceed the maximum length of a dead-end street with a permanent turnaround to be 600 feet with a requested distance of 982 feet.

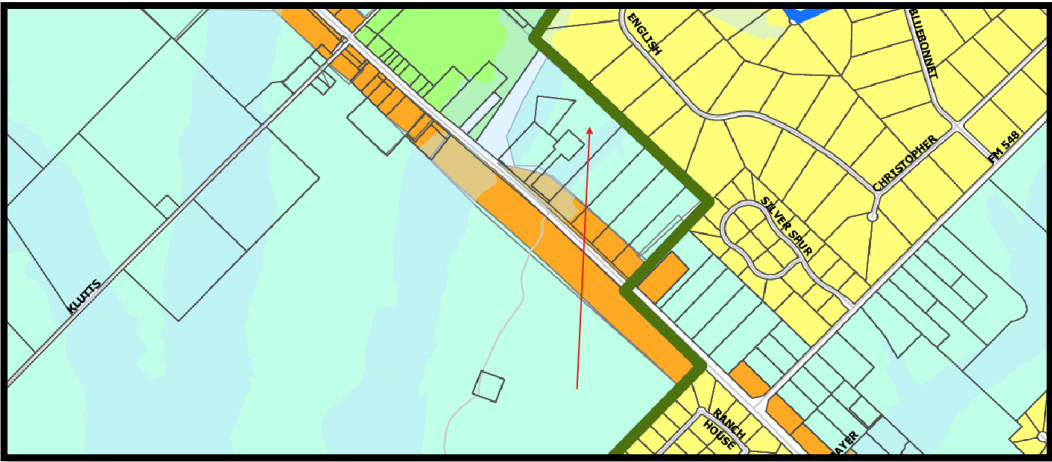
STAFF RECOMMENDATION: Staff recommends approval. This application complies with the City Comprehensive Plan, Future Land use plan and the Zoning Regulations for the City.

BACKGROUND INFORMATION: The applicant plans to build a new home that complies with the SF 2.5 zoning district. However, a final plat must be approved and filed before the County can assign a home address. The 3-acre tract has not been platted, and the applicant cannot submit a plat application to the City until this specific variance is approved. Once the variance is granted, the applicant can move forward with the final plat, allowing the County to assign an address.

ZONING MAP (General area, survey to provide exact lot lines)



Future Land Use Plan (General area, survey to provide exact lot lines)



LEGAL DESCRIPTION

Filed and Recorded: 03/25/2025 12:21:08 PM
2025000004939 DEED Total Pages: 5
Jennifer Fogg, Rockwall County Clerk

PREPARED WITHOUT TITLE EVIDENCE OR EXAMINATION

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.

LIMITED SPECIAL WARRANTY DEED

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

Effective Date: March 24, 2025 (the "Effective Date")

GRANTORS: Cynthia Ann (Lovell) Sartain, individually and as Independent Executor of the Estate of Donald Onis Lovell (also sometimes known as Donald O. Lovell), Deceased; Rhonda L. Lovell fka Rhonda L. Smith, individually; Gina Lovell Dionne aka Gina Louise Lovell Beamish, individually; and Amanda L. Lovell Roberts, each dealing with property which forms no part of their homestead (collectively, "GRANTORS")

GRANTOR's Address: c/o Cynthia Ann Sartain, 1625 SH 205, Rockwall, Rockwall County, Texas 75032.

GRANTEE: Brian Sartain and Michelle Kapphahn Sartain, being husband and wife (collectively, "GRANTEE")

GRANTEE's Address: 204 Leonard, Rockwall, Rockwall County, Texas 75087

Consideration: As a distribution from the Estate of Donald Onis Lovell Deceased (date of death September 2, 2009), in accordance with the Last Will and Testament of Donald Onis Lovell, duly admitted to Probate in Cause No. PR10-77 in the County Court at Law of Rockwall County, Texas and in furtherance of division of property owned by Donald Onis Lovell by agreement of the Grantors.

Pertinent Background Facts: Donald Onis Lovell died on September 2, 2009, leaving three children, Cynthia Ann (Lovell) Sartain, Philip Don Lovell and Gina Lovell Dionne. Philip Don Lovell died on April 6, 2021, leaving his surviving spouse, Rhonda L. Lovell and their daughter, Amanda L. Lovell Roberts. While Philip Don Lovell is purported to have left a Last Will and Testament, it was not probated but Affidavits of Heirship were recorded as instrument numbers 20220000017263 and 20220000016432 in the Official Public Records of Rockwall County, Texas.

Property (including any improvements): All of that certain land described on the attached Exhibit "A" which is incorporated herein by reference and for all purposes, including any improvements on such land.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is expressly made subject to (i) any and all easements, restrictions and encumbrances of record, to the extent same are valid, existing and affect the Property; and (ii) standby fees, taxes and assessments by any taxing authority for the year 2025 (and subsequent years) 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 (the matters described in (i) and (ii) above being, collectively, the "Permitted Encumbrances").

Conveyance

GRANTORS, for the consideration set forth herein, have GRANTED, TRANSFERRED AND CONVEYED, and by these presents do hereby GRANT, TRANSFER AND CONVEY unto GRANTEE the Property, TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, unto GRANTEE and GRANTEE's legal and personal representatives, heirs, successors and assigns FOREVER, and GRANTOR does hereby bind GRANTORS and GRANTORS' respective legal and personal representatives, heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Encumbrances, unto GRANTEE and GRANTEE's legal and personal representative, heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof; provided, however, that GRANTEE's remedies for breach of any warranty herein shall be limited to remedies or amounts (i) recoverable against any policy of title insurance; (ii) recoverable against any predecessor in interest to DONALD ONIS LOVELL and/or Patsy Ann Lovell with respect to such title; and (iii) solely with respect to any prior conveyance by GRANTORS, if any, recoverable against GRANTORS.

Ad valorem taxes attributable to the Property from and after January 1, 2025, and any special or general assessments hereafter payable, shall be the responsibility of GRANTEE.

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

EXECUTED on this 24 day of March, 2025 to be effective as of the Effective Date.

GRANTORS:

THE ESTATE OF DONALD ONIS LOVELL, DECEASED

By: Cynthia Ann Sartain
Cynthia Ann (Lovell) Sartain, Independent Executor

Cynthia Ann Sartain
Cynthia Ann (Lovell) Sartain, individually

Rhonda L. Lovell aka Rhonda L. Smith
Rhonda L. Lovell aka Rhonda L. Smith

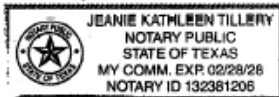
Gina Lovell Dionne
Gina Lovell Dionne aka Gina Louise Lovell Beamish

Amanda L. Lovell Roberts
Amanda L. Lovell Roberts

THE STATE OF TEXAS
COUNTY OF ROCKWALL

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This instrument was acknowledged before me on March 24, 2025, by Cynthia Ann (Lovell) Sartain, individually and in her capacity as Independent Executor of the Estate of Donald Onis Lovell, Deceased.

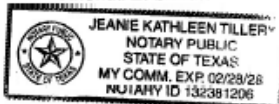


Jeanie K. Tillery
Notary Public in and for the State of Texas

THE STATE OF TEXAS
COUNTY OF ROCKWALL

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This instrument was acknowledged before me on March 24, 2025, by Rhonda L. Lovell fka Rhonda L. Smith.

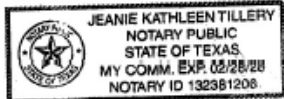


Jeanie K. Tillery
Notary Public in and for the State of Texas

THE STATE OF TEXAS
COUNTY OF ROCKWALL

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This instrument was acknowledged before me on March 24, 2025, by Gina Lovell Dionne aka Gina Louise Lovell Beamish.

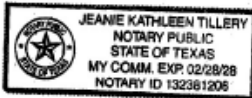


Jeanie K. Tillery
Notary Public in and for the State of Texas

THE STATE OF TEXAS
COUNTY OF ROCKWALL

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This instrument was acknowledged before me on March 24, 2025, by Amanda L. Lovell Roberts.



Jeanie K. Tillery
Notary Public in and for the State of Texas

Cynthia Ann Sartain
1625 SH 205
Rockwall, Texas 75032

EXHIBIT "A"

3.00 Acres

METES AND BOUNDS

BEING a 3.000 acre tract of land out of the King Latham Survey, Abstract number 133, and being a tract of land out of the remainder of a called 40 acre tract conveyed by Letters Testamentary as recorded under Cause Number PR10-77 to Cynthia Ann (Lovell) Sartain, Individually and as Independent Executrix of the Estate of Donald Onis Lovell, Et Al., according to deed as recorded under Volume 1027, Page 9, Deed Records, Rockwall County, Texas, the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with blue cap stamped "TND GEOMATICS" set (hereinafter called "iron rod set") at the south corner of the herein described tract of land, same being in the interior of said 40 acre tract, from which a 1/2 inch iron rod found for the south corner of said 40 acre tract and the south corner of Lot 3, Don Lovell Estates, an addition to Rockwall County, Texas, according to the plat as recorded under Cabinet F, Slide 257, Plat Records, Rockwall County, Texas, the west corner of a called 11.48 acre tract of land described by deed to Jeffrey Walls, recorded under Document Number 20120000480141, Official Public Records, Rockwall County, Texas, and being in the northeast right-of-way of State Highway 205 (having a variable width right-of-way per Volume 33, Page 469, Deed Records, Rockwall County, Texas) bears South 31 degrees 18 minutes 54 seconds West, a distance of 937.11 feet;

THENCE through traversing through the interior of said 40 acre tract, the following calls:

- 1.) North 45 degrees 45 minutes 16 seconds West, a distance of 323.92 feet to an iron rod set from which a 1/2 inch iron rod found for the west corner of the herein described tract, in the southwest line of said 40 acre tract and the northeast right-of-way line of said State Highway 205 bears South 76 degrees 45 minutes 42 seconds West, a distance of 1,156.98 feet;
- 2.) North 42 degrees 56 minutes 34 seconds East, a distance of 403.52 feet to an iron rod set for the north corner of the herein described tract;
- 3.) South 45 degrees 45 minutes 33 seconds East, a distance of 323.83 feet to an iron rod set for the east corner of the herein described tract;
- 4.) South 42 degrees 55 minutes 45 seconds West, a distance of 403.55 feet to the POINT OF BEGINNING and enclosing approximately 3.000 acres (130,661 square feet) of land, more or less.

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
03/25/2025 12:21:09 PM
Fee: 41.75
Doc #: 2025000004939



Jennifer Fogg



**APPLICATION TO REQUEST A HEARING
BEFORE THE CITY OF MCLENDON-CHISHOLM
BOARD OF ADJUSTMENT**

APPLICATION DATE: 06-26-2025 CASE #: _____

APPLICANT NAME: Brian Sartain

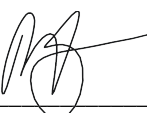
ADDRESS: Pending Approval PHONE NO.: 972.965.7662

DESCRIPTION OF PROPERTY LOT NUMBER: 3.0 Ac Tract BLOCK NUMBER: Abst 133

LEGAL DESCRIPTION OF PROPERTY: 3.0 acre tract out of The King Latham Survey,
Abstract No. 133, out of a remainder 40 acre tract Recorded in Volume 1027, Page 9
Deed Records, Rockwall County, Texas.

ADDRESS OF PROPERTY: Pending Approval - located behind 1625 SH 205 Rockwall TX

REASON FOR REQUEST: We are requesting a variance for the development of our family's
single-family home which sits at a length greater than the 600 ft max requirement for a dead end street
A sepearate document gives the reason for the request in more detail.

SIGNATURE OF APPLICANT 

Application Fee: \$500.00

DATE/AMOUNT PAID: _____

RECEIPT #: _____

FOR CITY USE ONLY

DATE AND TIME OF MEETING SCHEDULED _____

REQUEST FOR VARIANCE GRANTED/DENIED.

IF DENIED, REASON: _____

CHECKLIST FOR BOARD OF ADJUSTMENT APPLICANT

The following items must be submitted along with the completed application before processing and scheduling.

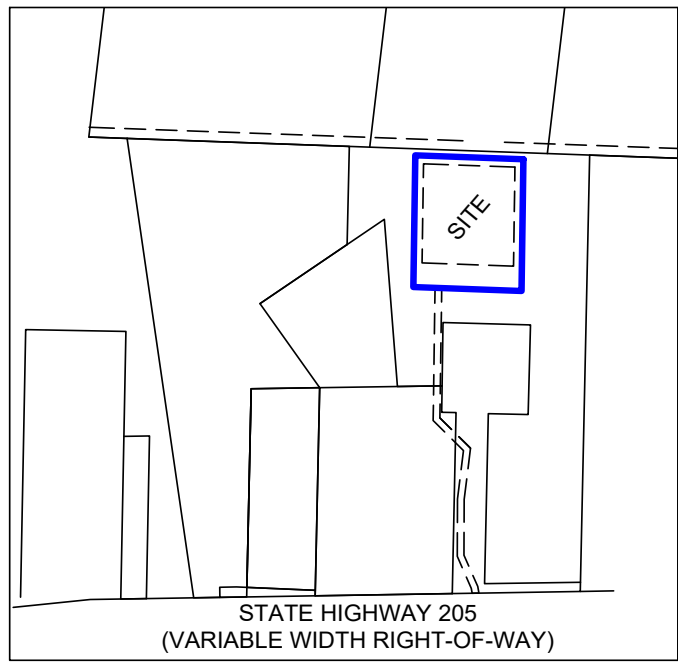
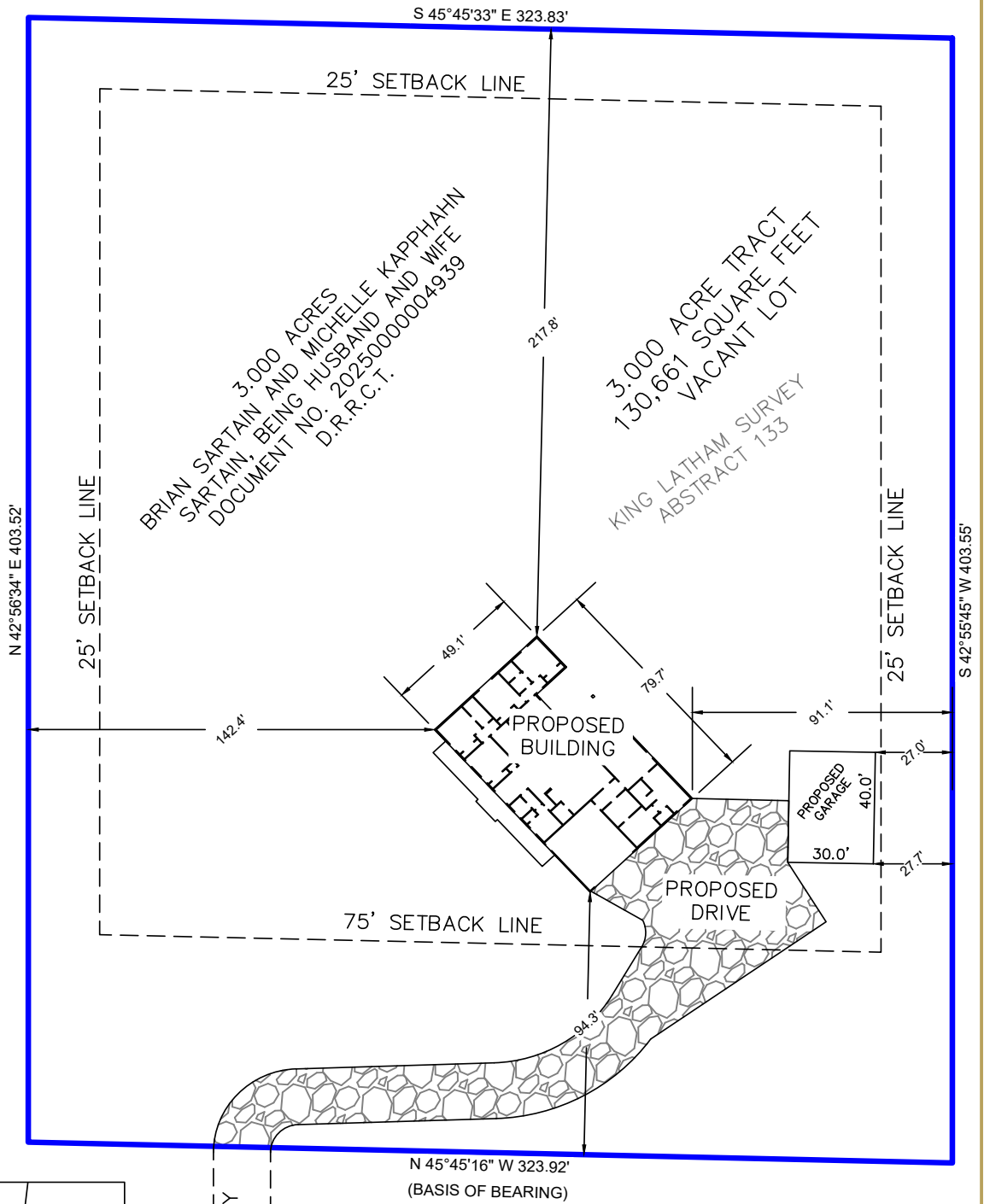
1. Completed Application

2. A survey or plat showing location of proposed improvements and existing structures as related to all boundary lines

3. Pictures and descriptions of project including materials descriptions

4. Names and Addresses of Legal Property Owners within 200 feet of property. (The city will need to send these out 11 Days or more giving notice of the meeting.)

SITE PLAN



20' ACCESS EASEMENT BY SEPARATE INSTRUMENT

REMAINDER OF 40 ACRES CYNTHIA ANN (LOVELL) SARTAIN, INDIVIDUALLY AND AS INDEPENDENT EXECUTRIX OF THE ESTATE OF DONALD ONIS LOVELL, ET AL. VOLUME 1027, PAGE 9 D.R.R.C.T.

LEGEND

- () = RECORD CALLS
- CM = CONTROL MONUMENT
- IRF = IRON ROD FOUND
- IRS = 5/8-INCH IRON ROD SET WITH BLUE CAP STAMPED "TND GEOMATICS"
- IPF = IRON PIPE FOUND
- (Blue) — = SUBJECT PROPERTY LINE
- (Green) — = ADJOINING PROPERTY LINE
- - - = EASEMENT LINE
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS

NOTE:

- 1.) BEARINGS, COORDINATES AND DISTANCES ARE BASED ON UNITED STATES, NORTH AMERICAN DATUM OF 1983 (NAD83 (EPOCH 2011), TEXAS NORTH CENTRAL ZONE (4202).
- 2.) THIS IS AN EXHIBIT, NOT A SURVEY AND SHOULD NOT BE USED IN ANY WAY FOR CONSTRUCTION OR FILING.
- 3.) THIS SITE LIES IN THE SF 2.5 SINGLE-FAMILY RESIDENTIAL DISTRICT.
- 4.) SITE IS APPROXIMATELY 940 FEET NORTHEAST FROM STATE HIGHWAY 205. ACCESS TO SAID STATE HIGHWAY PROVIDED BY 20' ACCESS EASEMENT.

LEGAL DESCRIPTION

BEING A 3.000 ACRE TRACT OF LAND SITUATED IN THE KING LATHAM SURVEY, ABSTRACT NUMBER 133, IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN LIMITED SPECIAL WARRANTY DEED RECORDED MARCH 25, 2025, TO BRIAN SARTAIN AND MICHELLE KAPPAHN SARTAIN, BEING HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 2025000004939, DEED RECORDS, ROCKWALL COUNTY, TEXAS

TND GEOMATICS
 PROFESSIONAL LAND SURVEYING FIRM
 FIRM NO. 10194862

6821 BAKER BLVD. STE. C
 RICHLAND HILLS, TX
 OFFICE: 817.616.3105
 EMAIL: info@tndtx.com

TECH: JRC
 JOB NO.: 25060008

CLIENT: BRIAN SARTAIN
 PHONE: 972-965-7662
 EMAIL: BSARTAIN@ROCKWALL.COM
 MAILING ADDRESS: 1621 S.H. 205
 ROCKWALL, TX 75032

Supplemental Letter for BOA Variance Request

We are requesting a variance for the development of our family's single-family home:

Increase of **the maximum roadway for a dead-end street from 600 ft to 982 ft.**

This variance is necessary due to the location of the property, which creates a difficulty in which creates a practical difficulty in complying with the maximum standard of the zoning ordinance 10.002.006(a)(12) maximum roadway for a dead-end street being 600 ft.

The proposed residence will meet or exceed all other zoning requirements, including minimum floor area, maximum lot coverage, and maximum height. The design maintains the rural character of the area and is compatible with surrounding development.

Without this variance, the parcel cannot be reasonably developed for a single-family residence consistent with the district's intent. The hardship is not self-created and granting this variance is in harmony with the purpose of the ordinance.

Justification for Variance Request: BOA Application

(McLendon-Chisholm SF2.5 District)

1. Summary of Request

We respectfully request a variance for the following item on our unplatted property, as part of our intended single-family residential development:

- Increase in the maximum distance from the roadway for a dead-end street from 600 ft to 982 ft.

The subject property is located 940 ft Northeast of Hwy 205; however, the full travelled length of the road easement to the start of the property is not a straight line and equates to a total of 982 ft long. This property lies within the SF2.5 zoning district, and although we are aligned with the district's low-density character and land use intent, the parcel's access limitations prevent strict compliance without rendering the land practically undevelopable under its current form.

2. Hardship and Uniqueness of the Property

The hardship is not self-imposed but arises from the **irregular shape and location** of the property, which likely existed before zoning standards were established. The lot is

otherwise sufficiently large—exceeding the **2.5-acre minimum** requirement.

Further, the **topography and existing natural conditions** of the site, such as any drainage easements or tree cover, reinforce the impracticality of full compliance without unnecessary hardship.

3. Compatibility with Surrounding Development

The proposed use – a single-family residence—is **entirely compatible with surrounding properties** and consistent with the intended purpose of the SF2.5 district. The variance would not increase density or change the nature of the land use, only adjust dimensional setbacks to reflect the parcel’s configuration.

The resulting home will meet or exceed the **minimum dwelling size** of 2,300 square feet and will not violate the **maximum lot coverage** or **height** standards. The visual impact will be minimal, and all adjacent properties will retain their privacy, views, and access to light and air.

4. Intent of the Zoning Ordinance

The variance aligns with the spirit and intent of the zoning ordinance by:

- Promoting low-density residential use consistent with the SF2.5 district
 - Encouraging development of otherwise unusable lots in a responsible and aesthetic manner
 - Preventing undue hardship from outdated lot configurations or legacy parcels
 - Supporting the City’s goals of managing growth and efficient use of land without compromising neighborhood character
-

5. Public Interest and Impact

Approval of this variance:

- Will not adversely affect public health, safety, or welfare.
 - Will not **impair property values** or compromise neighboring landowner’s rights.
 - Will improve the appearance and utility of the property through thoughtful design.
 - Will maintain a **rural, estate-style feel** in keeping with the area’s development pattern.
-

6. Conclusion

Given the unique location of the parcel, its substantial size (exceeding 2.5 acres), and our intent to build a high-quality single-family home that otherwise complies with all zoning requirements, we respectfully request the Board of Adjustments grant the proposed variance to facilitate responsible development of the property.

We are committed to working with the city staff and neighbors to ensure our plans are aligned with community goals and the integrity of the SF2.5 district.

PREPARED WITHOUT TITLE EVIDENCE OR EXAMINATION

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.

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 § **KNOW ALL BY THESE PRESENTS:**
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GRANTOR's Address: c/o Cynthia Ann Sartain, 1625 SH 205, Rockwall, Rockwall County, Texas 75032.

GRANTEE: Brian Sartain and Michelle Kapphahn Sartain, being husband and wife (collectively, "GRANTEE")

GRANTEE's Address: 204 Leonard, Rockwall, Rockwall County, Texas 75087

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Property (including any improvements): All of that certain land described on the attached Exhibit "A" which is incorporated herein by reference and for all purposes, including any improvements on such land.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is expressly made subject to (i) any and all easements, restrictions and encumbrances of record, to the extent same are valid, existing and affect the Property; and (ii) standby fees, taxes and assessments by any taxing authority for the year 2025 (and subsequent years) 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 (the matters described in (i) and (ii) above being, collectively, the "Permitted Encumbrances").

Conveyance

GRANTORS, for the consideration set forth herein, have GRANTED, TRANSFERRED AND CONVEYED, and by these presents do hereby GRANT, TRANSFER AND CONVEY unto GRANTEE the Property, TO HAVE AND TO HOLD the Property, subject to the Permitted Encumbrances, unto GRANTEE and GRANTEE's legal and personal representatives, heirs, successors and assigns FOREVER, and GRANTOR does hereby bind GRANTORS and GRANTORS' respective legal and personal representatives, heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Encumbrances, unto GRANTEE and GRANTEE's legal and personal representatives, heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof; provided, however, that GRANTEE's remedies for breach of any warranty herein shall be limited to remedies or amounts (i) recoverable against any policy of title insurance; (ii) recoverable against any predecessor in interest to Donald Onis Lovell and/or Patsy Ann Lovell with respect to such title; and (iii) solely with respect to any prior conveyance by GRANTORS, if any, recoverable against GRANTORS.

Ad valorem taxes attributable to the Property from and after January 1, 2025, and any special or general assessments hereafter payable, shall be the responsibility of GRANTEE.

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

EXECUTED on this 24 day of March, 2025 to be effective as of the Effective Date.

GRANTORS:

THE ESTATE OF DONALD ONIS LOVELL, DECEASED

By: Cynthia Ann Sartain
Cynthia Ann (Lovell) Sartain, Independent Executor

Cynthia Ann Sartain
Cynthia Ann (Lovell) Sartain, individually

Rhonda L. Lovell
Rhonda L. Lovell aka Rhonda L. Smith

Gina Lovell Dionne
Gina Lovell Dionne aka Gina Louise Lovell Beamish

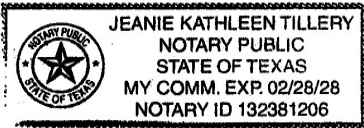
Amanda L. Lovell Roberts
Amanda L. Lovell Roberts

THE STATE OF TEXAS

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COUNTY OF ROCKWALL

This instrument was acknowledged before me on March 24, 2025, by Cynthia Ann (Lovell) Sartain, individually and in her capacity as Independent Executor of the Estate of Donald Onis Lovell, Deceased.



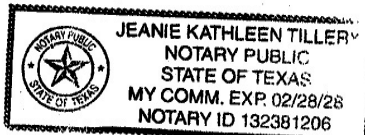
Jeanie K. Tillery
Notary Public in and for the State of Texas

THE STATE OF TEXAS

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COUNTY OF ROCKWALL

This instrument was acknowledged before me on March 24, 2025, by Rhonda L. Lovell fka Rhonda L. Smith.



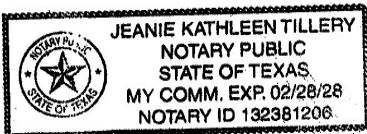
Jeanie K. Tillery
Notary Public in and for the State of Texas

THE STATE OF TEXAS

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COUNTY OF ROCKWALL

This instrument was acknowledged before me on March 24, 2025, by Gina Lovell Dionne aka Gina Louise Lovell Beamish.

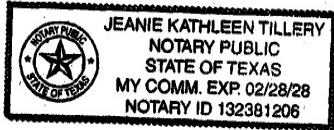


Jeanie K. Tillery
Notary Public in and for the State of Texas

Limited Special Warranty Deed – Page 3

THE STATE OF TEXAS §
COUNTY OF ROCKWALL §

This instrument was acknowledged before me on March 24, 2025, by Amanda L. Lovell Roberts.



Jeanie K. Tillery
Notary Public in and for the State of Texas

Cynthia Ann Sartain
1625 SH 205
Rockwall, Texas 75032

EXHIBIT "A"

3.00 Acres

METES AND BOUNDS

BEING a 3.000 acre tract of land out of the King Latham Survey, Abstract number 133, and being a tract of land out of the remainder of a called 40 acre tract conveyed by Letters Testamentary as recorded under Cause Number PR10-77 to Cynthia Ann (Lovell) Sartain, Individually and as Independent Executrix of the Estate of Donald Onis Lovell, Et Al., according to deed as recorded under Volume 1027, Page 9, Deed Records, Rockwall County, Texas, the subject tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with blue cap stamped "TND GEOMATICS" set (hereinafter called "iron rod set") at the south corner of the herein described tract of land, same being in the interior of said 40 acre tract, from which a 1/2 inch iron rod found for the south corner of said 40 acre tract and the south corner of Lot 3, Don Lovell Estates, an addition to Rockwall County, Texas, according to the plat as recorded under Cabinet F, Slide 257, Plat Records, Rockwall County, Texas, the west corner of a called 11.48 acre tract of land described by deed to Jeffrey Walls, recorded under Document Number 20120000480141, Official Public Records, Rockwall County, Texas, and being in the northeast right-of-way of State Highway 205 (having a variable width right-of-way per Volume 33, Page 469, Deed Records, Rockwall County, Texas) bears South 31 degrees 18 minutes 54 seconds West, a distance of 937.11 feet;

THENCE through traversing through the interior of said 40 acre tract, the following calls:

- 1.) North 45 degrees 45 minutes 16 seconds West, a distance of 323.92 feet to an iron rod set from which a 1/2 inch iron rod found for the west corner of the herein described tract, in the southwest line of said 40 acre tract and the northeast right-of-way line of said State Highway 205 bears South 76 degrees 45 minutes 42 seconds West, a distance of 1,156.98 feet;
- 2.) North 42 degrees 56 minutes 34 seconds East, a distance of 403.52 feet to an iron rod set for the north corner of the herein described tract;
- 3.) South 45 degrees 45 minutes 33 seconds East, a distance of 323.83 feet to an iron rod set for the east corner of the herein described tract;
- 4.) South 42 degrees 55 minutes 45 seconds West, a distance of 403.55 feet to the POINT OF BEGINNING and enclosing approximately 3.000 acres (130,661 square feet) of land, more or less.

Electronically Filed and Recorded
Official Public Records
Jennifer Fogg, County Clerk
Rockwall County, Texas
03/25/2025 12:21:09 PM
Fee: 41.75
Doc #: 2025000004939



Jennifer Fogg