

AGENDA PLACEMENT FORM

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

Date: May 25, 2023

COMMISSIONERS COURT

Meeting Date: June 12, 2023

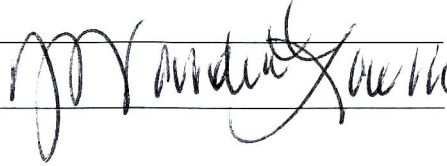
JUN 12 2023

Submitted By: Julie Edmiston

Approved

Department/Office: Public Works

Signature of Director/Official: _____



Agenda Title:

Variance

Public Description (Description should be 2-4 sentences explaining to the Court and the public what action is recommended and why it is necessary):

Consideration of Variance to Waive the Turning Lane Requirement for Gill's Crossing, Phase 3 Subdivision in Precinct 3-Public Works Department

(May attach additional sheets if necessary)

Person to Present: Jennifer VanderLaan

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

Supporting Documentation: (check one) PUBLIC CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: 10 minutes

Session Requested: Action Item (Action Item, Workshop, Consent, Executive)

Check All Departments That Have Been Notified:

County Attorney IT Purchasing Auditor

Personnel Public Works Facilities Management

Other Department/Official (list) _____

Please Inter-Office All Original Documents to County Judge's Office Prior to Deadline & List All External Persons Who Need a Copy of Signed Documents In Your Submission Email



Johnson County Public Works Department

Jennifer VanderLaan / Director of Public Works

2 North Mill Street, Suite 305

Cleburne, Texas 76033

817-556-6380

VARIANCE REQUEST

Johnson County Subdivision Rules and Regulations outline what is required under the adopted Rules and Regulations. To request a variance for a deviation or exception to those Rules and Regulations for a lot or tract (ex: road frontage, etc.) please provide the following information.

Variance fee is \$120 per request. This request will be presented to the Commissioner's Court for their decision.

Name JOHN DAVIS JHB, LLC Date 05/23/2023

Phone Number 972-743-4223

Email Address JOHNDAVIS@JOHNHUNTERHOMES.COM

Property Information for Variance Request:

Property 911 address _____

Subdivision name GILL'S CROSSING PH3 Block _____ Lot _____

Survey _____ Abstract _____ Acreage 89.01

Request TO WAIVE THE REQUIREMENT THAT TURNING LANES ARE TO BE CONSTRUCTED ALONG THE COUNTY ROADS.

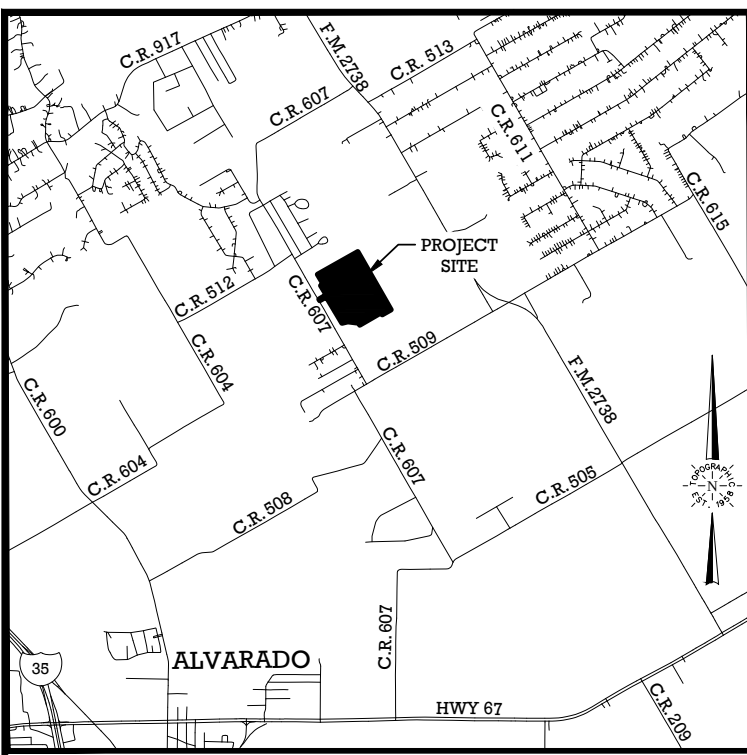
Reason for request THE SUBDIVISION CONTAINS 38 LOTS AND TWO ACCESS POINTS. DUE TO THE LOW DENSITY OF THE DEVELOPMENT AND THE FACT

THAT THERE ARE TWO SEPARATE ACCESS POINTS, WE RESPECTFULLY REQUEST THAT THE TURNING LANE REQUIREMENT

IS WAIVED.

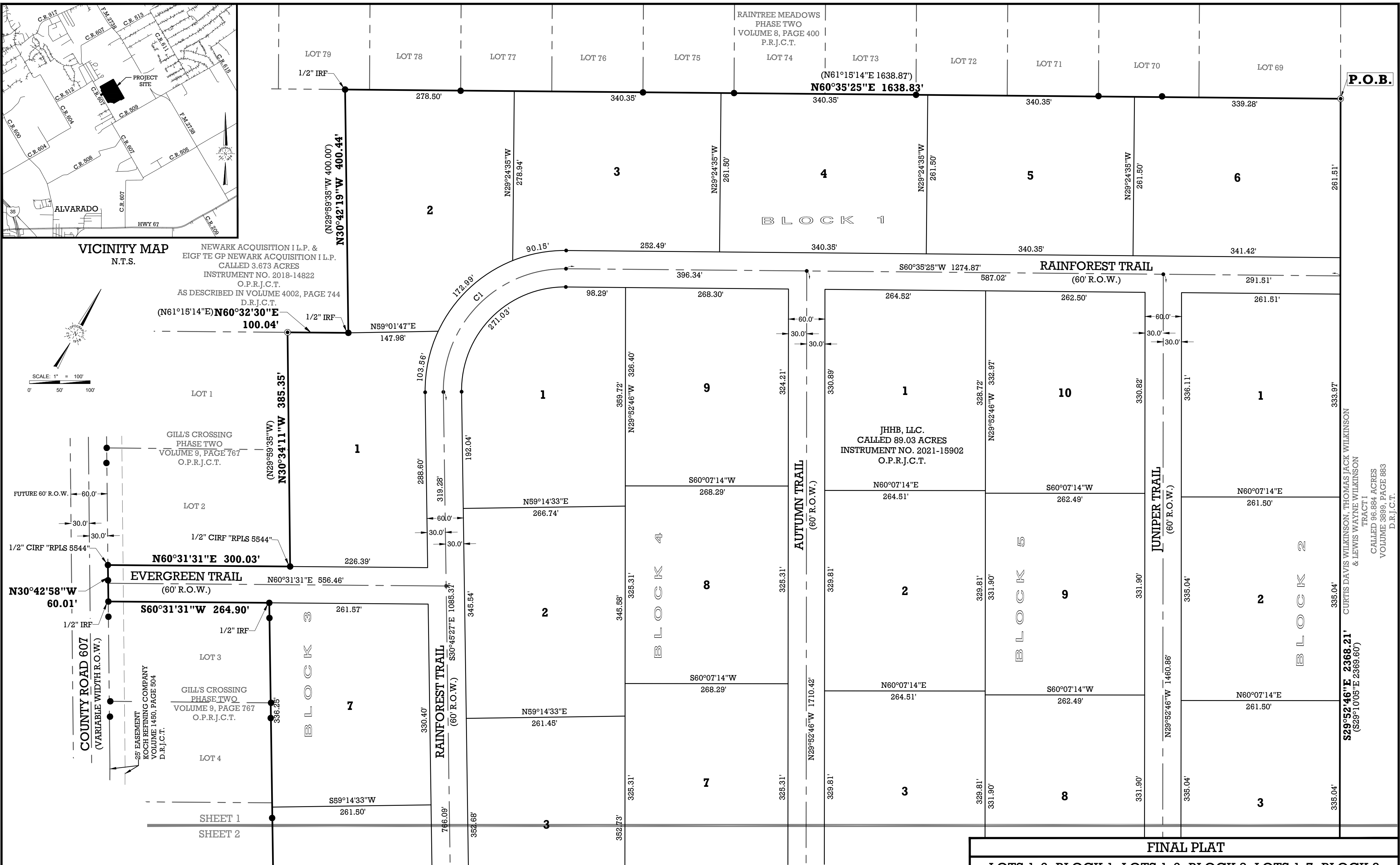
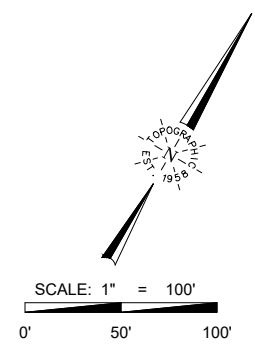
Provide the following with this request:

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



VICINITY MAP
N.T.S.

NEWARK ACQUISITION I.L.P. &
EIGF TE GP NEWARK ACQUISITION I.L.P.
CALLED 3.673 ACRES
INSTRUMENT NO. 2018-14822
O.P.R.J.C.T.
AS DESCRIBED IN VOLUME 4002, PAGE 744
D.R.J.C.T.



LEGEND

	SUBJECT PROPERTY LINE		MONUMENT FOUND (AS NOTED)
	ADJOINER LINE		1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"
	EASEMENT		
	MATCH LINE		

ABBREVIATIONS

O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
 D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
 P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
 (XXX) = DEED CALLS
 P.O.B. = PLACE OF BEGINNING
 IRF = IRON ROD FOUND (AS NOTED)
 CIRF = CAPPED IRON ROD FOUND (AS NOTED)
 U.E. = UTILITY EASEMENT
 B.L. = BUILDING SETBACK LINE

OWNER

JHHB, LLC
 8333 CROSS TIMBERS ROAD
 FLOWER MOUND, TX 75022
 817-587-4777

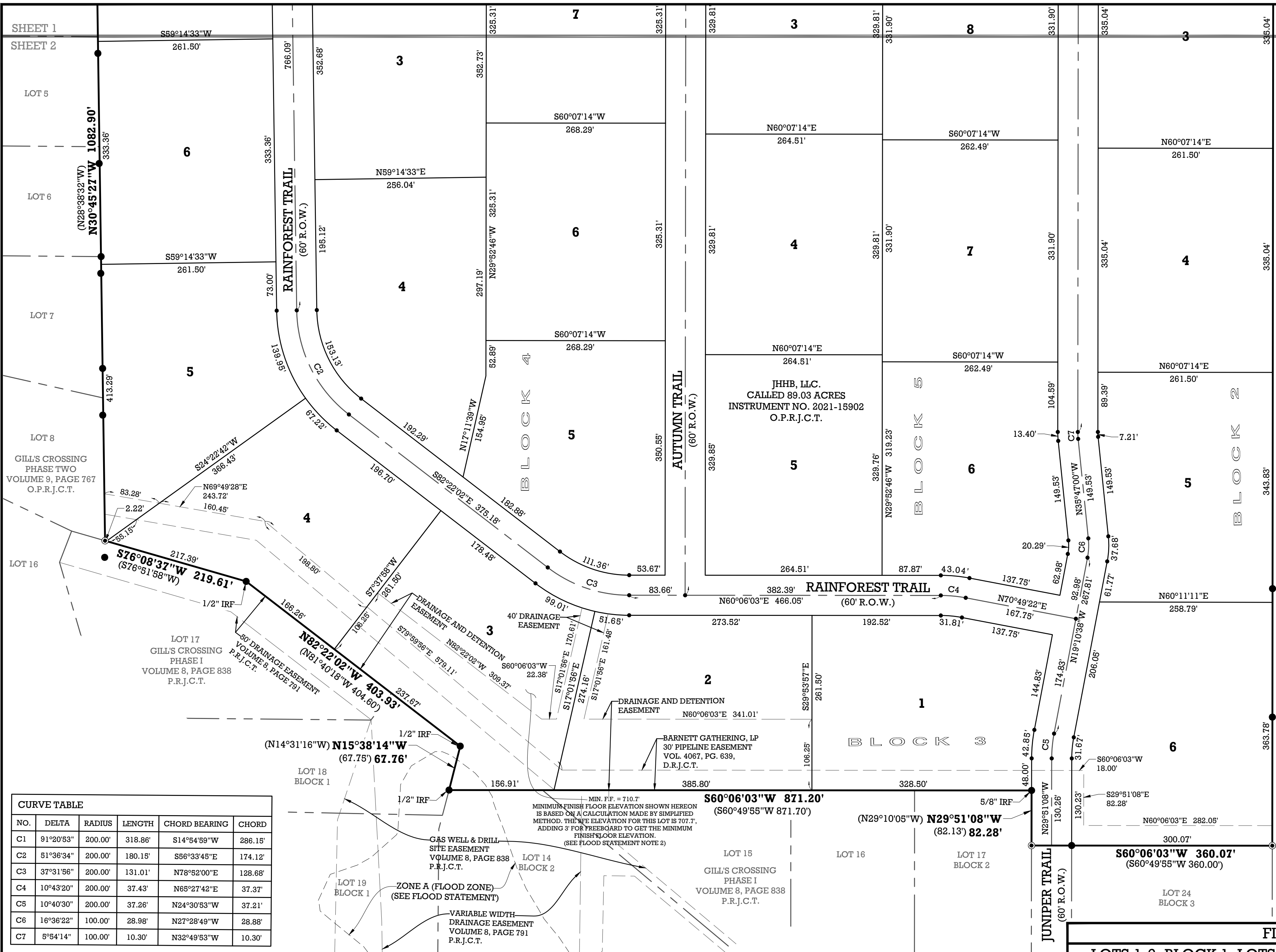
ENGINEER/SURVEYOR

TOPOGRAPHIC
 LOYALTY INNOVATION LEGACY
 481 WINSBROTT ROAD, Ste. 200 • BENBROOK, TEXAS 76126
 TELEPHONE: (817) 744-7512 • FAX: (817) 744-7504
 TEXAS FIRM REGISTRATION NO. 10042504
 WWW.TOPOGRAPHIC.COM

FINAL PLAT
 LOTS 1-6, BLOCK 1, LOTS 1-6, BLOCK 2, LOTS 1-7, BLOCK 3,
 LOTS 1-9, BLOCK 4, LOTS 1-10, BLOCK 5
GILL'S CROSSING PHASE III
AN ADDITION TO JOHNSON COUNTY, TEXAS IN THE
EDWIN HENDRICKS SURVEY, ABSTRACT NO. 328
38 SINGLE FAMILY LOTS
89.021 ACRES

FILE: FP_JHHB_GILLS CROSSING PHASE 3_20230502	REVISION
DRAFT: BWM	CHECK: SED
SHEET: 1 OF 3	DATE: 05/02/2023
	0

* SEE SHEET 3 OF 3 FOR NOTES AND PROPERTY DESCRIPTION.



CURTIS DAVIS WILKINSON, THOMAS JACK WILKINSON & LEWIS WAYNE WILKINSON
 TRACT 1
 CALLED 96.884 ACRES
 VOLUME 3899, PAGE 883
 D.R.J.C.T.

LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	1	2.019	87,928
2	1	2.294	99,938
3	1	2.055	89,505
4	1	2.043	89,002
5	1	2.043	89,002
6	1	2.043	89,002

LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	2	2.011	87,613
2	2	2.011	87,613
3	2	2.011	87,613
4	2	2.011	87,613
5	2	2.010	87,564
6	2	2.404	104,707

LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	3	2.001	87,175
2	3	2.139	93,178
3	3	2.138	93,128
4	3	2.001	87,149
5	3	2.000	87,141
6	3	2.001	87,175
7	3	2.001	87,164

LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	4	2.095	91,255
2	4	2.095	91,255
3	4	2.095	91,255
4	4	2.095	91,255
5	4	2.004	87,275
6	4	2.004	87,275
7	4	2.004	87,275
8	4	2.004	87,275
9	4	2.004	87,275

LOT TABLE			
LOT NO.	BLOCK	ACRES	SQ. FT.
1	5	2.003	87,237
2	5	2.003	87,237
3	5	2.003	87,237
4	5	2.003	87,237
5	5	2.003	87,237
6	5	2.024	88,169
7	5	2.000	87,120
8	5	2.000	87,120
9	5	2.000	87,120
10	5	2.000	87,120

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	91°20'53"	200.00'	318.86'	S14°54'59"W	286.15'
C2	51°36'34"	200.00'	180.15'	S86°33'45"E	174.12'
C3	37°31'56"	200.00'	131.01'	N78°52'00"E	128.68'
C4	10°43'20"	200.00'	37.43'	N65°27'42"E	37.37'
C5	10°40'30"	200.00'	37.26'	N24°30'53"W	37.21'
C6	16°36'22"	100.00'	28.98'	N27°28'49"W	28.88'
C7	5°54'14"	100.00'	10.30'	N32°49'53"W	10.30'

LEGEND	
	SUBJECT PROPERTY LINE
	ADJOINER LINE
	EASEMENT
	MATCH LINE
	MONUMENT FOUND (AS NOTED)
	1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"

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OWNER	
JHHB, LLC 8333 CROSS TIMBERS ROAD FLOWER MOUND, TX 75022 817-587-4777	
ENGINEER/SURVEYOR	
 TOPOGRAPHIC <small>LOYALTY INNOVATION LEGACY</small> <small>481 WINSBROTT ROAD, SUITE 200 - BENDERBROOK, TEXAS 76126</small> <small>TELEPHONE: (817) 744-7512 • FAX: (817) 744-7554</small> <small>TEXAS FIRM REGISTRATION NO. 10042504</small> <small>WWW.TOPOGRAPHIC.COM</small>	

FINAL PLAT		
LOTS 1-6, BLOCK 1, LOTS 1-6, BLOCK 2, LOTS 1-7, BLOCK 3, LOTS 1-9, BLOCK 4, LOTS 1-10, BLOCK 5 GILL'S CROSSING PHASE III AN ADDITION TO JOHNSON COUNTY, TEXAS IN THE EDWIN HENDRICKS SURVEY, ABSTRACT NO. 328 38 SINGLE FAMILY LOTS 89.021 ACRES		
FILE: FP_JHHB_GILLS CROSSING PHASE 3_20230502	REVISION	
DRAFT: BWM	CHECK: SED	0
SHEET: 2 OF 3	DATE: 05/02/2023	

* SEE SHEET 3 OF 3 FOR NOTES AND PROPERTY DESCRIPTION.

OWNERS DEDICATION:

BEING A TRACT OF LAND SITUATED IN THE EDWIN HENDRICKS SURVEY, ABSTRACT NO. 328, JOHNSON COUNTY, TEXAS AND BEING ALL OF A CALLED 89.03 ACRE TRACT DESCRIBED IN DEED AS RECORDED IN INSTRUMENT NO. 2021-15902, OF THE OFFICIAL PUBLIC RECORDS OF JOHNSON COUNTY, TEXAS (O.P.R.J.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" AT THE NORTHERNMOST NORTHEAST CORNER OF SAID 89.03 ACRE TRACT AND AT THE SOUTHEAST CORNER OF LOT 69, RAINTREE MEADOWS PHASE TWO, AS RECORDED IN VOLUME 8, PAGE 400, (O.P.R.J.C.T.) AND LOCATED IN THE WEST LINE OF A CALLED 96.884 ACRE TRACT DESCRIBED AS TRACT 1 IN A DEED TO CURTIS DAVID WILKINSON, THOMAS JACK WILKINSON & LEWIS WAYNE WILKINSON, AS RECORDED IN VOLUME 3899, PAGE 883 (D.R.J.C.T.);

THENCE SOUTH 29°52'46" EAST, WITH THE EAST LINE OF SAID 89.03 ACRE TRACT AND THE WEST LINE OF SAID 96.884 ACRE TRACT, A DISTANCE OF 2368.21 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "TOPOGRAPHIC" FOR THE EASTERN MOST SOUTHEAST CORNER OF SAID 96.884 ACRE TRACT AND FOR THE NORTHEAST CORNER OF LOT 24, GILL'S CROSSING PHASE I, AS RECORDED IN VOLUME 8, PAGE 838, PLAT RECORDS OF JOHNSON COUNTY, TEXAS (P.R.J.C.T.);

THENCE WITH THE COMMON LINE OF SAID 89.03 ACRE TRACT, AND SAID GILL'S CROSSING PHASE I, AS FOLLOWS:

SOUTH 60°06'03" WEST, PASSING AT 300.07 FEET A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID LOT 24, IN THE EAST RIGHT-OF-WAY LINE OF JUNIPER TRAIL, A TOTAL DISTANCE OF 360.07 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET ON THE WEST RIGHT-OF-WAY LINE OF SAID JUNIPER TRAIL AND THE EAST LINE OF LOT 17 OF SAID GILL'S CROSSING PHASE I;

NORTH 29°51'08" WEST, A DISTANCE OF 82.28 FEET TO A 5/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 17, LOCATED IN THE WEST RIGHT-OF-WAY LINE OF SAID JUNIPER TRAIL;

SOUTH 60°06'03" WEST, A DISTANCE OF 871.20 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHWEST CORNER OF LOT 14, OF SAID GILL'S CROSSING PHASE I;

NORTH 18°38'14" WEST, A DISTANCE OF 67.76 FEET TO A 1/2" IRON ROD FOUND;

NORTH 82°22'02" WEST, A DISTANCE OF 403.93 FEET TO A 1/2" IRON ROD FOUND;

SOUTH 76°08'37" WEST, A DISTANCE OF 219.61 FEET TO THE SOUTHEAST CORNER OF LOT 8, GILL'S CROSSING PHASE TWO, AS RECORDED IN VOLUME 9, PAGE 767 (P.R.J.C.T.);

THENCE NORTH 30°45'27" WEST, CROSSING SAID 89.03 ACRE TRACT AND WITH THE EASTERLY LINE OF SAID GILL'S CROSSING PHASE TWO A DISTANCE OF 1082.90 FEET TO A 1/2" IRON ROD FOUND, BEING THE NORTHEAST CORNER OF LOT 3, OF SAID GILL'S CROSSING PHASE TWO;

THENCE SOUTH 60°31'31" WEST, WITH THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 284.90 FEET TO A 1/2" IRON ROD FOUND IN THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 607 AND THE WEST LINE OF SAID 89.03 ACRE TRACT;

THENCE NORTH 30°42'58" WEST, WITH THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 607 AND THE WEST LINE OF SAID 89.03 ACRE TRACT A DISTANCE OF 60.01 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "RPLS 5544" FOUND FOR THE SOUTHWEST CORNER OF LOT 2, OF SAID GILL'S CROSSING PHASE TWO;

THENCE NORTH 60°31'31" EAST, WITH THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 300.03 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE NORTH 30°34'11" WEST, WITH THE EAST LINE OF LOT 2 THEN LOT 1 OF SAID GILL'S CROSSING PHASE TWO, A DISTANCE OF 385.35 FEET TO A 1/2" IRON ROD WITH A CAP STAMPED "TOPOGRAPHIC" SET FOR THE NORTHEAST MOST CORNER OF SAID LOT 1, AND BEING IN THE SOUTH LINE OF A 3.673 ACRE TRACT DESCRIBED IN A DEED TO NEWARK ACQUISITION I L.P. & EIGF TE GP NEWARK ACQUISITION I L.P. AS RECORDED IN INSTRUMENT NO. 2018-14822 (O.P.R.J.C.T.), AS DESCRIBED IN VOLUME 4002, PAGE 744, D.R.J.C.T.;

THENCE NORTH 60°32'30" EAST, WITH THE SOUTH LINE OF SAID 3.673 ACRE TRACT, A DISTANCE OF 100.04 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 3.673 ACRE TRACT;

THENCE NORTH 30°42'19" WEST, WITH THE EAST LINE OF SAID 3.673 ACRE TRACT, A DISTANCE OF 400.44 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHERN MOST NORTHWEST CORNER OF SAID 89.03 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 3.673 ACRE TRACT, AND ALSO BEING ON THE SOUTH LINE OF LOT 79, RAINTREE MEADOWS PHASE TWO AS RECORDED IN VOLUME 8, PAGE 400, (P.R.J.C.T.);

THENCE NORTH 60°35'25" EAST, WITH THE NORTH LINE OF SAID 89.03 ACRE TRACT AND THE SOUTH LINE OF SAID RAINTREE MEADOWS PHASE TWO, A DISTANCE OF 1638.83 FEET TO THE PLACE OF BEGINNING AND CONTAINING 89.021 ACRES OF LAND.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, JHHB, LLC., OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED PROPERTY AS **LOTS 1-6, BLOCK 1, LOTS 1-6, BLOCK 2, LOTS 1-7, BLOCK 3, LOTS 1-9, BLOCK 4, LOTS 1-10, BLOCK 5, GILL'S CROSSING PHASE III**, AN ADDITION TO JOHNSON COUNTY, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE, WITHOUT RESERVATION, THE STREETS, EASEMENTS, RIGHTS-OF-WAYS, AND ANY OTHER PUBLIC AREA SHOWN HEREON.

BY: _____

NAME/TITLE: JOHN DAVIS, MANAGING MEMBER

DATE: _____

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JOHN DAVIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

CERTIFICATION:

THAT I, S.ERIK DUMAS, REGISTERED PROFESSIONAL LAND SURVEYOR, TEXAS REGISTRATION NUMBER 5371, HEREBY CERTIFY THAT THIS CORRECTLY REPRESENTS A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION ON MAY 12, 2022.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

S. ERIK DUMAS, R.P.L.S. NO. 5371

GENERAL NOTES:

1. ORIGINAL DOCUMENT SIZE: 18" X 24"
2. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983. ALL DISTANCES, ACREAGES AND COORDINATE VALUES HAVE BEEN SCALED FROM GRID TO SURFACE BY APPLYING A COMBINED SCALE FACTOR OF 1.00012.
3. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE EVIDENCE OBSERVED DURING THE COURSE OF A FIELD SURVEY. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
4. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY AND OBTAINED FROM THE JOHNSON COUNTY CENTRAL APPRAISAL DISTRICT, ONLINE INFORMATION.
5. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN UP TO DATE ABSTRACT OF TITLE. EASEMENTS MAY EXIST THAT THIS SURVEYOR IS UNAWARE OF.

INDEMNITY

THE PROPERTY DEVELOPER SUBMITTING THIS PLAT TO JOHNSON COUNTY FOR APPROVAL AND THE OWNER OF THE PROPERTY THE SUBJECT OF THIS PLAT DO HEREBY AGREE TO JOINTLY AND SEVERALLY INDEMNIFY AND HOLD HARMLESS JOHNSON COUNTY AND THE COMMISSIONERS, OFFICIALS, AND EMPLOYEES OF JOHNSON COUNTY FROM ANY AND ALL CLAIMS OR DAMAGES RESULTING FROM OR ALLEGEDLY ARISING FROM JOHNSON COUNTY'S APPROVAL OR FILING OF THIS PLAT OR CONSTRUCTION DOCUMENTS ASSOCIATED THEREWITH.

PLAT NOTES

1. THIS SUBDIVISION OR ANY PART THEREOF IS NOT LOCATED WITHIN THE ETJ OF ANY CITY OR TOWN.
2. THE PROPOSED USAGE OF THE SUBJECT PROPERTY IS SINGLE FAMILY RESIDENTIAL.
3. THE DEVELOPER SHALL COMPLETE ALL ROADS AND DRAINAGE FACILITIES IN A SUBDIVISION WITHIN TWELVE (12) MONTHS AFTER THE DATE OF FINAL PLAT APPROVAL.

FLOOD STATEMENT

ACCORDING TO THE FEMA FIRM MAP NUMBER 48251C0180J, REVISED DECEMBER 4, 2012. THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "A" AND ZONE "X".

1. THE ABOVE REFERENCED FEMA FLOOD INSURANCE RATE MAP IS FOR USE IN ADMINISTERING THE "NFIP". IT DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OR OTHER SURFACES OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
2. MINIMUM FINISH FLOOR ELEVATION SHOWN HEREON IS BASED ON A CALCULATION MADE BY SIMPLIFIED METHOD. THE HIGH ELEVATION ALONG THE FLOOD ZONE LINE IS 707.7', ADDING 3' FOR FREEBOARD TO GET THE MINIMUM FINISH FLOOR ELEVATION 710.7'. NO DETAILED FLOOD STUDY HAS BEEN PERFORMED. VERTICAL DATUM IS NAVD88.
3. BLOCKING THE FLOW OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
4. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS.
5. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION.
6. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.
7. 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

1. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR THE 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.
2. THE APPROVAL AND FILING OF THIS PLAT BY JOHNSON COUNTY DOES NOT RELIEVE THE DEVELOPER OF THE PROPERTY OR OWNER OF THE PROPERTY OF ANY DUTY TO ANY ADJACENT OR DOWNSTREAM PROPERTY OWNER OR IMPOSE, IMPUTE OR TRANSFER ANY DUTY OR LIABILITY TO JOHNSON COUNTY, THE COMMISSIONERS, OFFICIALS OR EMPLOYEES OF JOHNSON COUNTY.
3. JOHNSON COUNTY MAKES NO REPRESENTATION THAT THE CREEKS, STREAMS, RIVERS, DRAINAGE CHANNELS OR OTHER DRAINAGE STRUCTURES, DEVICES OR FEATURES PORTRAYED HEREON ARE ACTUALLY EXISTING ON THE PROPERTY PORTRAYED BY THIS PLAT DO NOT VIOLATE THE STATUTES OR COMMON LAW OF AN INCORPORATED CITY, JOHNSON COUNTY, THE STATE OF TEXAS, OR THE UNITED STATES.
4. 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.

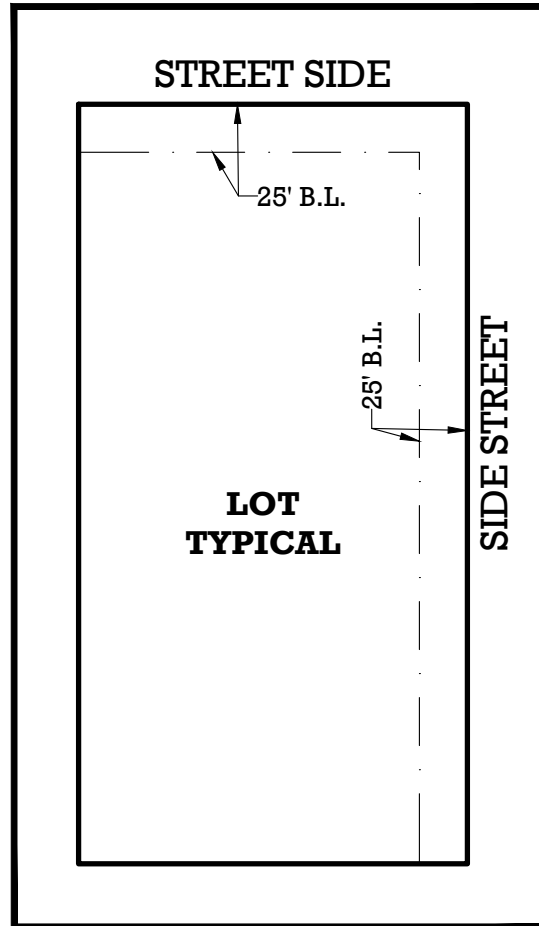
FILING A PLAT IS NOT ACCEPTANCE OF ROADS FOR COUNTY MAINTENANCE

1. THE APPROVAL AND FILING OF A PLAT WHICH DEDICATES ROADS AND STREETS DOES NOT MAKE THE ROADS AND STREETS COUNTY ROADS SUBJECT TO COUNTY MAINTENANCE. NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY JOHNSON COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COMMISSIONERS COURT OF JOHNSON COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY AND SPECIFICALLY ACCEPTING SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

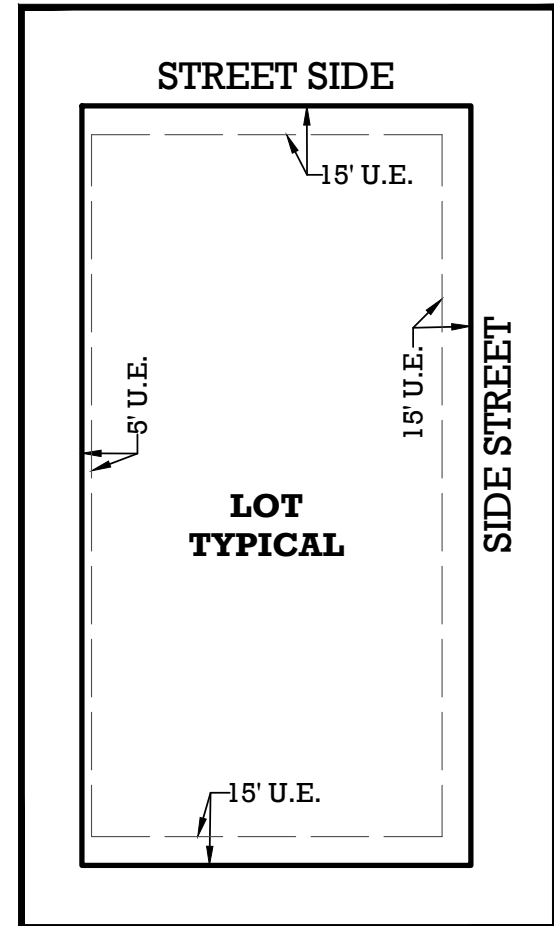
FILING A PLAT

1. IT IS A CRIMINAL OFFENSE PUNISHABLE BY A FINE OF UP TO \$1,000.00, CONFINEMENT IN THE COUNTY JAIL FOR UP TO 90 DAYS OR BY BOTH FINE AND CONFINEMENT FOR A PERSON WHO SUBDIVIDES REAL PROPERTY TO USE THE SUBDIVISION'S DESCRIPTION IN A DEED OF CONVEYANCE, A CONTRACT FOR A DEED, OR A CONTRACT OF SALE OR OTHER EXECUTOR CONTRACT TO CONVEY THAT IS DELIVERED TO A PURCHASER UNLESS THE PLAT OR REPLAT OF THE SUBDIVISION IS APPROVED AND IS FILED FOR RECORDS WITH THE JOHNSON COUNTY CLERK. HOWEVER, SAID DESCRIPTION MAY BE USED IF THE CONVEYANCE IS EXPRESSLY CONTINGENT ON APPROVAL AND RECORDING OF THE FINAL PLAT AND THE PURCHASER IS NOT GIVEN USE OR OCCUPANCY OF THE REAL PROPERTY CONVEYED BEFORE THE RECORDING OF THE PLAT.
2. A PURCHASER MAY NOT USE OR OCCUPY PROPERTY DESCRIBED IN A PLAT OR REPLAT OF A SUBDIVISION UNTIL SUCH TIME AS THE PLAT IS FILED FOR RECORD WITH THE COUNTY CLERK'S OFFICE OF THE JOHNSON COUNTY CLERK.

TYPICAL LOT DETAIL BUILDING LINES (N.T.S)



TYPICAL LOT DETAIL EASEMENTS (UNLESS SHOWN OTHERWISE HEREON) (N.T.S)



UTILITY EASEMENT

ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OTHER GROWTHS, OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, 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.

WATER:
PRIVATE WELLS

SEPTIC:
PRIVATE INDIVIDUAL SEPTIC SYSTEMS

ELECTRIC:
UNITED COOPERATIVE SERVICES 817-856-4000

RIGHT OF WAY DEDICATION
30' ROW FROM CENTER OF COUNTY ROADS OR ROADS IN A SUBDIVISION
40' ROW FROM CENTER OF ROAD ON FARM TO MARKET AND STATE HIGHWAYS

UTILITY EASEMENT:
18' UTILITY EASEMENT ALONG FRONT LOT LINE
18' UTILITY EASEMENT ALONG BACK LOT LINE
5' FROM LOT LINE ALONG SIDE LOT LINES
(UNLESS OTHERWISE SHOWN HEREON)

BUILDING LINES:
25' FROM FRONT LOT LINE (COUNTY ROADS OR SUBDIVISION ROADS)
50' FROM LOT LINE (FARM TO MARKET & STATE HIGHWAY)

PRIVATE SEWAGE FACILITY

1. 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.
2. INSPECTIONS AND/OR ACCEPTANCE OF A PRIVATE SEWAGE FACILITY BY THE PUBLIC WORKS DEPARTMENT SHALL INDICATE ONLY THAT THE FACILITY MEETS MINIMUM REQUIREMENTS AND DOES NOT RELIEVE THE OWNER OF THE PROPERTY FROM COMPLYING WITH COUNTY, STATE AND FEDERAL REGULATIONS. PRIVATE SEWAGE FACILITIES, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE UPGRADED BY THE OWNER AT THE OWNERS EXPENSE IF NORMAL OPERATION OF THE FACILITY RESULTS IN OBJECTIONABLE ODORS, IF UNSANITARY CONDITIONS ARE CREATED, OR IF THE FACILITY WHEN USED DOES NOT COMPLY WITH GOVERNMENTAL REGULATIONS.
3. A PROPERLY DESIGNED AND CONSTRUCTED PRIVATE SEWAGE FACILITY SYSTEM, INSTALLED IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER THAT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER.

ROAD NAME	LINEAR FEET
RAINFORREST TRAIL	4,036.67
AUTUMN TRAIL	1,710.42
JUNIPER TRAIL	2,085.01
EVERGREEN TRAIL	856.46

APPROVED BY JOHNSON COUNTY COMMISSIONER'S

COURT ON THE _____ DAY OF _____, 2023.

COUNTY JUDGE _____

PLAT RECORDED IN:

INSTRUMENT NO. _____, SLIDE _____

DATE _____

COUNTY CLERK, JOHNSON COUNTY, TEXAS

DEPUTY _____

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINER LINE
- EASEMENT
- MATCH LINE
- MONUMENT FOUND (AS NOTED)
- 1/2" IRON ROD SET WITH CAP STAMPED "TOPOGRAPHIC"

ABBREVIATIONS

O.P.R.J.C.T. = OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS
D.R.J.C.T. = DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T. = PLAT RECORDS, JOHNSON COUNTY, TEXAS
(XXXX) = DEED CALLS
P.O.B. = PLACE OF BEGINNING
IRF = IRON ROD FOUND (AS NOTED)
CIRF = CAPPED IRON ROD FOUND (AS NOTED)
U.E. = UTILITY EASEMENT
B.L. = BUILDING SETBACK LINE

OWNER

JHHB, LLC
8333 CROSS TIMBERS ROAD
FLOWER MOUND, TX 75022
817-887-4777

ENGINEER/SURVEYOR



FINAL PLAT

LOTS 1-6, BLOCK 1, LOTS 1-6, BLOCK 2, LOTS 1-7, BLOCK 3, LOTS 1-9, BLOCK 4, LOTS 1-10, BLOCK 5
GILL'S CROSSING PHASE III
AN ADDITION TO JOHNSON COUNTY, TEXAS IN THE EDWIN HENDRICKS SURVEY, ABSTRACT NO. 328
38 SINGLE FAMILY LOTS
89.021 ACRES

FILE: FP_JHHB_GILLS CROSSING PHASE 3_20230502

DRAFT: BWM

CHECK: SED

SHEET: 3 OF 3

DATE: 05/02/2023

REVISION

0

Truly Title GF #21002751-30

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 with Vendor's Lien

Executed this 30 day of April 2021.

Grantor: Refugio Lopez and Marcelina Lopez

Grantor's Mailing Address: 8031 Lopez Dr. Alvarado TX 76009

Grantee: JHHB, LLC, a Texas limited liability company

Grantee's Mailing Address: P.O. Box 270285, Flower Mound, TX 75027

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Pinnacle Bank ("Lender"), in the principal amount of Seven Hundred Seventy Thousand and 00/100 Dollars (\$770,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lender, and by a first lien deed of trust of even date from Grantee to Ronny D. Korb, Trustee.

Property (including any improvements):

See attached, "Exhibit A."

Reservations from Conveyance: Grantor does expressly reserve unto themselves, their heirs and assigns, all minerals, including portion of common area of which Grantor is possessed (including but not by way of limitation, oil, gas, sulfur, coal, lignite and uranium), in, under and that may be produced from the land herein conveyed, including all royalties, bonus and delay rentals due and payable under any applicable oil, gas and mineral lease covering said land, provided, however, Grantor agrees that they will not use or occupy any portion of the surface of the property described above for the purpose of drilling wells, the development and transmission or storage of oil, gas or other minerals, or the exploration, drilling or development of an production of oil, gas and other mineral substances, and will not place any fixtures, equipment, buildings or structures of any kind on the surface of the aforementioned tract of land, however, nothing herein contained shall be construed as waiving, releasing or relinquishing any right, title or interest of Grantor in and to the oil, gas and other minerals reserved herein or the Grantor's right, title or interest of Grantor in and to the oil, gas or other minerals with wells drilled at surface locations off the aforementioned tract of land by means of directional drilling or any other method which does not require use of the surface of the property described above.

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2021 and subsequent years, which Grantee assumes and agrees to pay.

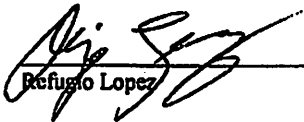
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee 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 vendors' liens against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Lender, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Lender and are transferred to Lender without recourse against Grantor.

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

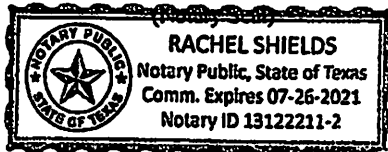

Refugio Lopez


Marcelina Lopez

STATE OF TEXAS

COUNTY OF JOHNSON

This instrument was acknowledged before me on April 30, 2021, by Refugio Lopez and Marcelina Lopez.




Notary Public, State of Texas

After recording return to:
JHHB, LLC, a Texas limited liability company
P.O. Box 270285
Flower Mound, TX 75027

EXHIBIT A
Legal Description

The land hereinafter referred to is situated in the City of Alvarado, County of Johnson, State of TX, and is described as follows:

LOTS 9 THROUGH 81, GILL'S CROSSING, PHASE THREE, AN ADDITION IN JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9, PAGE 982, PLAT RECORDS, JOHNSON COUNTY, TEXAS.

**Johnson County
Becky Ivey
Johnson County
Clerk**

Instrument Number: 15902

eRecording - Real Property

Warranty Deed

Recorded On: May 03, 2021 01:59 PM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

******* 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: 15902
Receipt Number: 20210503000163
Recorded Date/Time: May 03, 2021 01:59 PM
User: Leslie S
Station: ccl83

Record and Return To:

Simplifile
5072 North 300 West
PROVO UT



**STATE OF TEXAS
COUNTY OF JOHNSON**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED In the Official Records of Johnson County, Texas.

**Becky Ivey
Johnson County Clerk
Johnson County, TX**

Becky Ivey