



**JOHNSON COUNTY  
COMMISSIONERS COURT**

Filed For Record 3:10 PM

NOV 27 2023

April Long  
County Clerk, Johnson County Texas

BY April Long DEPUTY

Christopher Boedeker  
County Judge

Rick Bailey  
Commissioner  
Precinct 1

Kenny Howell  
Commissioner  
Precinct 2

Mike White  
Commissioner  
Precinct 3

Larry Woolley  
Commissioner  
Precinct 4

THE STATE OF TEXAS  
  
COUNTY OF JOHNSON

§  
§  
§

ORDER 2023-99

**ORDER AUTHORIZING JHHB, LLC TO FILE AN INSTRUMENT  
CANCELING THE GILL'S CROSSING, PHASE THREE SUBDIVISION,  
IN JOHNSON COUNTY, TEXAS, PRECINCT 3**

**BE IT REMEMBERED**, at a regular meeting of the Commissioners Court of Johnson County, held on the **27<sup>th</sup> day of November, 2023**, on a motion made by White, Pct. 3, seconded by Bailey, Pct. 1, the following Order was adopted:

**WHEREAS**, Texas Local Government Code Section 232.008 allows the owner of subdivided real property to petition the Commissioners Court to cancel a subdivision; and


**WHEREAS**, JHHB, LLC has filed a petition with Johnson County seeking permission to cancel the entirety of the Gill's Crossing, Phase Three Subdivision; and


**WHEREAS**, Texas Local government Code Section 232.008 (b) states that a county "shall authorize the owner of the subdivision to file an instrument canceling the subdivision" if all owners of property in the subdivision agree to the cancellation so long as the cancellation does not interfere with transportation infrastructure; and


**WHEREAS**, JHHB, LLC owns all of the real property contained within the Gill's Crossing, Phase Three Subdivision.


**THEREFORE, BE IT ORDERED, ADJUDGED, AND DECREED** that the Commissioners Court hereby **GRANTS** the Application to Cancel the Gill's Crossing, Phase Three Subdivision and **AUTHORIZES** JHHB, LLC to file an instrument canceling the Gill's Crossing, Phase Three Subdivision with the Deed Records of Johnson County, Texas.


DONE IN OPEN COURT THIS 27<sup>TH</sup> DAY OF NOVEMBER 2023.

  
\_\_\_\_\_  
**Christopher Boedeker, Johnson County Judge**  
Voted:  yes,  no,  abstained

  
\_\_\_\_\_  
**Rick Bailey, Comm. Pct. 1**  
Voted:  yes,  no,  abstained

  
\_\_\_\_\_  
**Kenny Howell, Comm. Pct. 2**  
Voted:  yes,  no,  abstained

  
\_\_\_\_\_  
**Mike White, Comm. Pct. 3**  
Voted:  yes,  no,  abstained

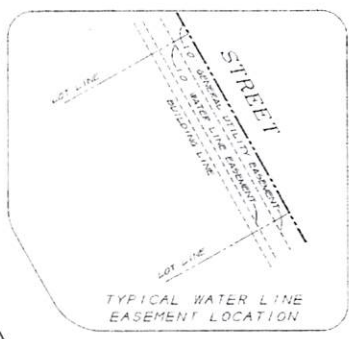
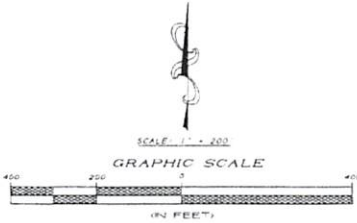
  
\_\_\_\_\_  
**Larry Woolley, Comm. Pct. 4**  
Voted:  yes,  no,  abstained

  
\_\_\_\_\_  
**ATTEST: April Long, County Clerk**









ROADWAY LENGTH TABLE

ROAD/STREET	LENGTH
DRUCKER TRAIL	1733 L.F.
WILLOW WAY COURT	1863 L.F.
HAWTHORNE COURT	1481 L.F.
JUNIPER TRAIL	2112 L.F.

FLOOD STATEMENT:  
ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR JOHNSON COUNTY, PANEL NO. 48251-C-DISS-R DATED SEPTEMBER 27, 1991, THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YR. FLOODPLAIN.

I, EUGENE EBBRY, HEREBY CERTIFY THAT THIS PROPERTY DOES NOT LIE WITHIN THE JURISDICTION OF ANY CITY OR TOWN.

*Eugene Ebbry*  
EUGENE EBBRY

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C-1	350.00	65.20	32.60	65.11	S 24° 39' 23" E	10° 40' 26"
C-2	350.00	60.16	30.15	60.09	S 24° 14' 18" E	9° 50' 50"
C-3	155.00	85.35	33.17	84.86	S 17° 54' 56" E	24° 09' 20"
C-4	155.00	85.35	33.17	84.86	S 17° 54' 56" E	24° 09' 20"
C-5	155.00	85.35	33.17	84.86	S 17° 54' 56" E	24° 09' 20"
C-6	155.00	85.35	33.17	84.86	S 17° 54' 56" E	24° 09' 20"

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L-1	S 29° 50' 35" E	138.98
L-2	S 5° 50' 10" E	107.95
L-3	S 29° 50' 35" E	106.78
L-4	S 29° 50' 35" E	200.70
L-5	S 5° 50' 10" E	05.70
L-6	S 29° 50' 34" E	106.78

I, B.F. HAYES, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2190, STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY PERFORMED UNDER MY SUPERVISION IN MARCH, 2007.

*B.F. Hayes*  
B.F. HAYES, P.E., R.P.L.S.  
NO. 2190, STATE OF TEXAS  
APRIL, 2008



RIVERS & ASSOCIATES  
ENGINEERS & SURVEYORS  
P.O. BOX 1447 - 139 CROWLEY LANE  
MINERAL WELLS, TEXAS 76067  
860-325-8613  
FAX 860-325-8928

FILED FOR RECORD 8/26/08  
BY 9:30 AM 8/26/08  
COUNTY CLERK  
*R.D. Bailey*

FINAL PLAT  
LOTS 9 - 81  
GILL'S CROSSING - PHASE THREE  
BEING 89.03 ACRES OUT OF THE  
E. HENDRICKS SURVEY, ABSTRACT NO. 328,  
JOHNSON COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF JOHNSON

BEING 89.02 ACRES OUT OF THE E. HENDRICKS SURVEY, ABSTRACT NO. 328, JOHNSON COUNTY, TEXAS, AND BEING A PART OF THAT CERTAIN TRACT CONVEYED TO ARBUCKLE MOUNTAIN RANCH OF TEXAS, INC. BY DEED RECORDED IN VOLUME 4026, PAGE 117 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD, FOUND IN PLACE AT THE SOUTHEASTERLY CORNER OF LOT 69, BLOCK 3, RAINTREE MEADOWS, PHASE TWO, ACCORDING TO THE PLAT RECORDED IN BOOK 8, PAGE 790, SLIDE B-467 OF THE PLAT RECORDS OF JOHNSON COUNTY, TEXAS FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE S 29D 10' 05" E. ALONG AND WITH THE WEST LINE OF THAT CERTAIN TRACT CONVEYED TO T.G. WILKINSON BY DEED RECORDED IN VOLUME 327, PAGE 588 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS, A DISTANCE OF 2369.60 FEET TO A 5/8 INCH IRON ROD, FOUND IN PLACE AT THE NORTHEAST CORNER OF GILL'S CROSSING, PHASE ONE, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE WESTERLY, ALONG AND WITH THE NORTH LINE OF SAID GILL'S CROSSING, PHASE ONE THE FOLLOWING COURSES AND DISTANCES:

- S 60D 49' 55" W. A DISTANCE OF 360.00 FEET TO A CAPPED IRON ROD, FOUND IN PLACE;
- N 29D 10' 13" W. A DISTANCE OF 82.13 FEET TO A CAPPED IRON ROD, FOUND IN PLACE;
- S 60D 49' 55" W. A DISTANCE OF 871.70 FEET TO A CAPPED IRON ROD, FOUND IN PLACE;
- N 14D 31' 16" W. A DISTANCE OF 67.75 FEET TO A CAPPED IRON ROD, FOUND IN PLACE;
- N 81D 40' 18" W. A DISTANCE OF 404.60 FEET TO A CAPPED IRON ROD, FOUND IN PLACE;
- S 76D 51' 58" W. A DISTANCE OF 219.11 FEET TO A 1/2 INCH IRON ROD, SET, FOR THE MOST SOUTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE N 29D 59' 35" W. A DISTANCE OF 1082.78 FEET TO A 1/2 INCH IRON ROD, SET, FOR AN ELL CORNER OF THIS TRACT;

THENCE S 61D 15' 14" W. A DISTANCE OF 264.89 FEET TO A 1/2 INCH IRON ROD, SET, ON THE EAST LINE OF COUNTY ROAD NO. 607 FOR THE MOST NORTHERLY SOUTHWEST CORNER OF THIS TRACT;

THENCE N 29D 59' 35" W. ALONG AND WITH THE EAST LINE OF SAID COUNTY ROAD NO. 607, A DISTANCE OF 60.02 FEET TO A 1/2 INCH IRON ROD, SET, FOR A CORNER OF THIS TRACT;

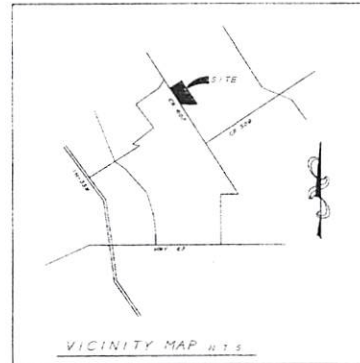
THENCE N 61D 15' 14" E. A DISTANCE OF 299.94 FEET TO A 1/2 INCH IRON ROD, SET, FOR AN ELL CORNER OF THIS TRACT;

THENCE N 29D 59' 35" W. A DISTANCE OF 345.46 FEET TO A 1/2 INCH IRON ROD, SET, ON THE SOUTH LINE OF THAT CERTAIN TRACT CONVEYED TO DEVON ENERGY PRODUCTION COMPANY L.P. BY DEED RECORDED IN VOLUME 4002, PAGE 744 OF THE DEED RECORDS OF JOHNSON COUNTY, TEXAS FOR THE MOST SOUTHERLY NORTHWEST CORNER OF THIS TRACT;

THENCE N 61D 15' 14" E. ALONG AND WITH THE SOUTH LINE OF SAID DEVON ENERGY PRODUCTION COMPANY L.P. TRACT, A DISTANCE OF 100.04 FEET TO A 1/2 INCH IRON ROD, SET, FOR AN ELL CORNER OF THIS TRACT;

THENCE N 29D 59' 35" W. ALONG AND WITH THE EAST LINE OF SAID DEVON ENERGY PRODUCTION COMPANY L.P. TRACT, A DISTANCE OF 400.10 FEET TO A 1/2 INCH IRON ROD, SET, ON THE SOUTH LINE OF SAID RAINTREE MEADOWS, PHASE TWO FOR THE MOST NORTHERLY NORTHWEST CORNER OF THIS TRACT;

THENCE N 61D 15' 14" E. ALONG AND WITH THE SOUTH LINE OF SAID RAINTREE MEADOWS, PHASE TWO, A DISTANCE OF 2038.87 FEET TO THE PLACE OF BEGINNING AND CONTAINING 89.02 ACRES



NOTES:

1. PROPOSED LAND USE - RESIDENTIAL
2. MINIMAL LOT SIZE - 1.00 ACRE
3. NUMBER OF LOTS THIS PLAT - 73
4. ALL PRINT BUILDING LINES SHALL BE 25 FEET AND ALL SIDE AND REAR BUILDING LINES SHALL BE 20 FEET
5. THERE SHALL BE A 1.0 FOOT DRAIN UTILITY EASMENT ALONG ALL FRONT AND REAR LOT LINES; A 1.0' UTILITY EASMENT SHALL EXIST ON ALL ADJACENT INTERIOR LOT LINES (CENTERED 5' ON EACH LOT)
6. ADDITIONAL DRAINAGE EASMENTS AS SHOWN
7. WATER SERVICE SHALL BE PROVIDED BY JOHNSON COUNTY SPECIAL UTILITY DISTRICT
- 7 (a) TELEPHONE SERVICE SHALL BE PROVIDED BY AT & T
- 7 (b) ELECTRIC SERVICE SHALL BE PROVIDED BY UNITED COOPERATIVE SERVICES
8. SEWAGE DISPOSAL SHALL BE IN ACCORDANCE WITH TCEQ AND JOHNSON COUNTY RULES AND REGULATIONS
9. ALL STREET RIGHT-OF-WAYS SHALL BE 60.0 FEET IN WIDTH
10. THE ABOVE REFERENCED 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 STREAMS WHICH COULD BE FLOODED BY SWELLS, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LOW AREAS, DRAINAGE SYSTEMS OF OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR APPROPRIATE AS A PART OF THE "NFIP".
11. DISBURSING THE FLOOD OF WATER OR CONSTRUCTING IMPROVEMENTS IN THE DRAINAGE EASMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED
12. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVELING ALONG OR ACROSS THIS ADDITION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNER OF THE LOT OF LOTS THAT ARE TOUCHED BY OR ADJACENT TO DRAINAGE COURSES ALONG OR ACROSS SAID LOTS
13. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATIONS OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION
14. JOHNSON COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS

NOTES ON PRIVATE SEWAGE FACILITY:

1. PRIVATE SEWAGE FACILITY PERFORMANCE CANNOT BE GUARANTEED EVEN THOUGH ALL PROVISIONS OF JOHNSON COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES ARE COMPLIED WITH
2. INSPECTION 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 FACILITY, ALTHOUGH APPROVED AS MEETING MINIMUM STANDARDS, MUST BE OPERATED BY THE OWNER AT THE OWNER'S EXPENSE. IF UNSATISFACTORY OPERATION OF THE FACILITY RESULTS IN UNDESIRABLE CONDITIONS, IF UNSATISFACTORY 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, IN SUITABLE SOIL, CAN MALFUNCTION IF THE AMOUNT OF WATER IT IS REQUIRED TO DISPOSE OF IS NOT CONTROLLED. IT WILL BE THE RESPONSIBILITY OF THE LOT OWNER TO MAINTAIN AND OPERATE THE PRIVATE SEWAGE FACILITY IN A SATISFACTORY MANNER

\*\* UTILITY EASMENT

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 ENHANCE OR INTERFERE WITH THE CONSTRUCTION OR MAINTENANCE, OR EFFICACY OF ITS RESPECTIVE SYSTEMS IN ANY OF THE EASMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING JOHNSON COUNTY, SHALL HAVE THE RIGHT AT ALL TIMES OF ACCESS AND EGRESS TO AND FROM SAID EASMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLDOWN, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANYTIME OF OBTAINING THE PERMISSION OF ANYONE

STATE OF TEXAS  
 COUNTY OF JOHNSON

THAT, ADAM EMERY, PRESIDENT, ARBUCKLE MOUNTAIN RANCH, INC., BEING THE OWNER OF THE PROPERTY SHOWN HEREIN, DO HEREBY ADMIT THIS PLAT AS LOTS 4 THROUGH 80, GILL'S CROSSING, PHASE THREE, JOHNSON COUNTY, TEXAS AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, DRIVEWAYS AND PUBLIC WAYS SHOWN HEREIN.

EXECUTED THIS 25th DAY OF August, 2008

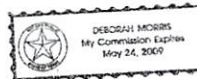
BY *Adam Emery*  
 ADAM EMERY, PRESIDENT, ARBUCKLE MOUNTAIN RANCH, INC.

STATE OF TEXAS  
 COUNTY OF JOHNSON

BEFORE ME, THE UNDEPUTED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADAM EMERY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

*Debra Moore*  
 DEBRA MOORE, CLERK FOR THE STATE OF TEXAS

DATE August 25, 2008



APPROVED BY JOHNSON COUNTY COMMISSIONERS COURT  
 ON THIS THE 25 DAY OF August 2008  
*Robert Harmon*  
 COUNTY CLERK

Recorded on this 26th day of August 2008  
 in Vol. 10487 - Pg. 1811 of 182  
 Near Records of Johnson County Texas  
*James C. Bailey*  
 COUNTY CLERK

DEVELOPER  
 ARBUCKLE MOUNTAIN RANCH  
 9420 SOUTH PEEKAY  
 FORT WORTH, TEXAS 76140  
 817-293-7470

RIVERS & ASSOCIATES  
 ENGINEERS & SURVEYORS  
 P. O. BOX 1447 - 338 CROSBY LANE  
 MINERAL WELLS, TEXAS 76067  
 940-325-8613  
 FAX 940-325-8228

FINAL PLAT  
 LOTS 9 - 81  
 GILL'S CROSSING - PHASE THREE  
 BEING 89.03 ACRES OUT OF THE  
 E. HENDRICKS SURVEY, ABSTRACT NO. 328  
 JOHNSON COUNTY, TEXAS

**AGENDA PLACEMENT FORM**

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

**Date:** November 15, 2023

**Meeting Date:** November 27, 2023

**Submitted By:** Julie Edmiston

**Department:** Public Works

**Signature of Elected Official/Department Head:**  
\_\_\_\_\_

<p><b>Court Decision:</b> This section to be completed by County Judge's Office</p> <p><b>COMMISSIONERS COURT</b></p> <p><b>NOV 27 2023</b></p> <p><b>Approved</b></p>
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**Description:**

Public Hearing for Cancellation of Gill's Crossing, Phase 3, Lots 9-81.

Order 2023-99, Order to Approve the Cancellation Of Gill's Crossing, Phase 3, Lots 9-81 in Precinct 3.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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:** (check one)

Action Item     Consent     Workshop     Executive     Other \_\_\_\_\_

**Check All Departments That Have Been Notified:**

County Attorney     IT     Purchasing     Auditor

Personnel     Public Works     Facilities Management

Other Department/Official (list) \_\_\_\_\_

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



## NOTICE OF PUBLIC HEARING

Pursuant to Chapter 232 of the Texas Local Government Code, the Johnson County Commissioners Court will consider an application and hear protests to cancel the recorded subdivision plat of Gill's Crossing, Phase 3, Lots 9-81, recorded in Volume 9, Page 982, Plat Records of Johnson County, Texas. The application will be considered by the Court on November 27th, 2023 at 9:00 o'clock a.m. in the Commissioners' Courtroom on the second floor of the Johnson County Courthouse, 2 North Main Street, Cleburne, Texas 76033.

Published in '*Times Review*' classified section under 'LEGAL NOTICE' on these dates:

November 7,11, & 18<sup>th</sup> 2023

And posted on the County website November 6, 2023