



JOHNSON COUNTY COMMISSIONERS COURT

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 2024-54

ORDER APPROVING REVISION OF PLAT PURSUANT TO SECTION 232.009 (c-1) OF THE TEXAS LOCAL GOVERNMENT CODE

WHEREAS, Chapter 232 of the Texas Local Government Code requires the owner of a tract of land located outside the limits of a municipality to have a plat of the subdivision prepared if the owner divides the tract of land into two or more parts to lay out: (1) a subdivision of the tract, including an addition; (2) lots; or (3) streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks or other parts; and

WHEREAS, an application for a plat of a subdivision has been presented to the Public Works Department of Johnson County and approved by the Commissioners Court of Johnson County and filed for record; and

WHEREAS, pursuant to Section 232.009 of the Texas Local Government Code an application for a revision of the subdivision plat has been presented to the Public Works Department of Johnson County; and

WHEREAS, the revision of the subdivision plat does not affect a public interest or public property of any type, including, but not limited to, a park, school, or road; and

WHEREAS, written notice of the application to revise the subdivision plat has been provided to the owners of the lots that are within 200 feet of the subdivision plat to be revised, as indicated in the most recent records of the Central Appraisal District of the Johnson County; and

WHEREAS, notice has been posted on Johnson County's Internet website for at least 30 days preceding the date of the meeting to consider the application until the day after the meeting; and

WHEREAS, the revision of the subdivision plat will not interfere with the established rights of any owner of a part of the subdivided land.

Filed For Record 4:00pm

MAY 28 2024

April Long
County Clerk, Johnson County Texas
BY April Long DEPUTY

NOW THEREFORE BE IT ORDERED:

The Commissioners Court of Johnson County, Texas does hereby enter this Order approving the revision of the plat of **Hills of Home, Section One**, Lot 8, Block 4, to create Lot 8A & Lot 8B, Block 4, in Precinct 1.

WITNESS OUR HAND THIS, THE 28TH DAY OF MAY 2024.

Christopher Boedeker

Christopher Boedeker, Johnson County Judge

Voted: yes, no, abstained

Rick Bailey

Rick Bailey, Comm. Pct. 1

Voted: yes, no, abstained

Kenny Howell

Kenny Howell, Comm. Pct. 2

Voted: yes, no, abstained

Mike White

Mike White, Comm. Pct. 3

Voted: yes, no, abstained

Larry Woolley

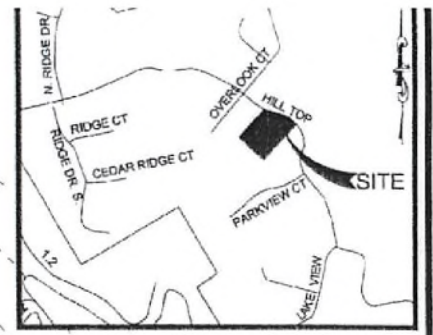
Larry Woolley, Comm. Pct. 4

Voted: yes, no, abstained

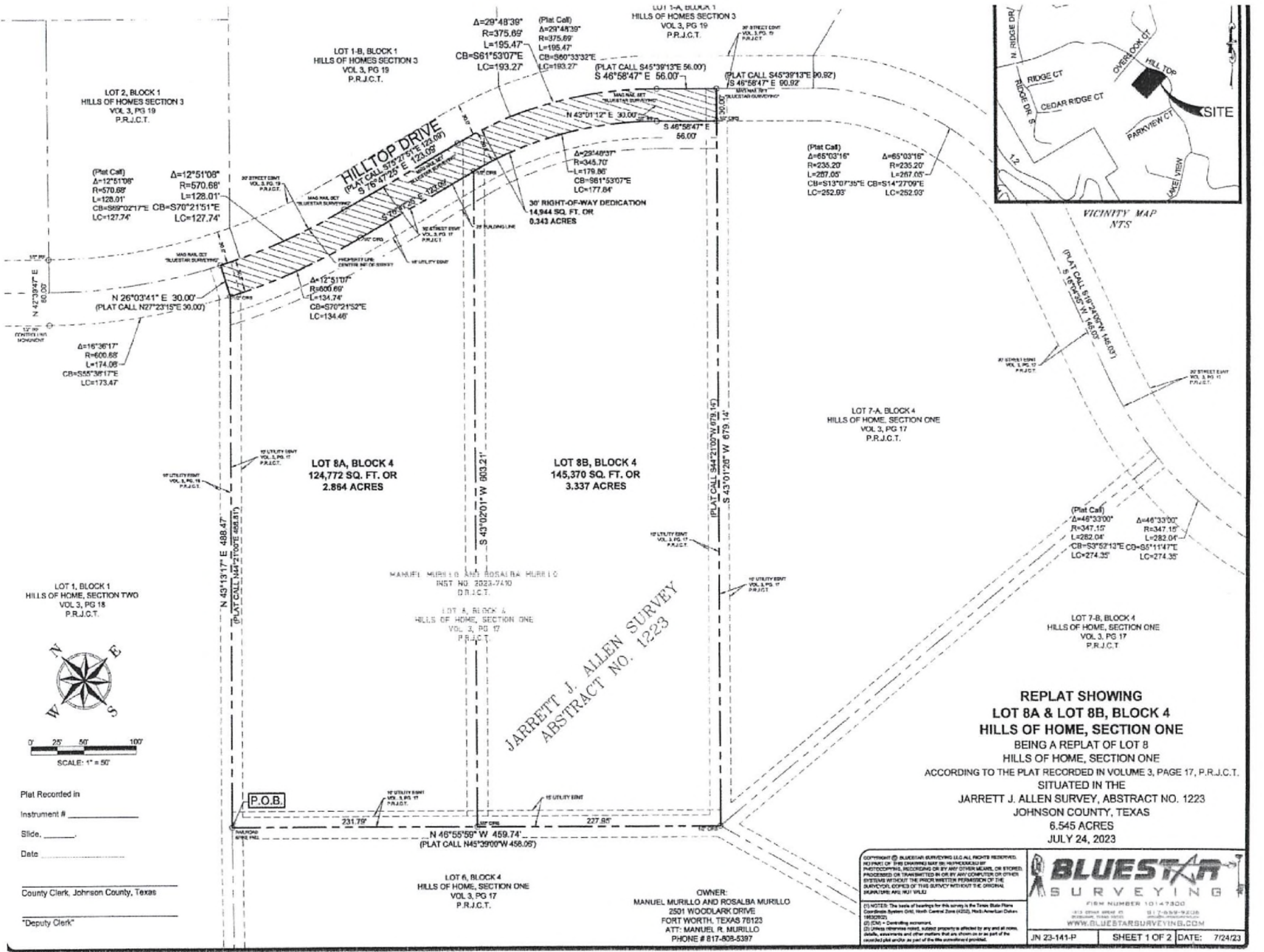
April Long

ATTEST: April Long, County Clerk

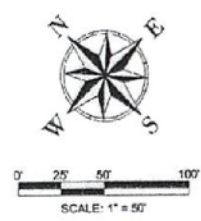




VICINITY MAP
NTS



**REPLAT SHOWING
LOT 8A & LOT 8B, BLOCK 4
HILLS OF HOME, SECTION ONE
BEING A REPLAT OF LOT 8
HILLS OF HOME, SECTION ONE
ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 17, P.R.J.C.T.
SITUATED IN THE
JARRETT J. ALLEN SURVEY, ABSTRACT NO. 1223
JOHNSON COUNTY, TEXAS
8.545 ACRES
JULY 24, 2023**



Plat Recounted in _____
Instrument # _____
Slide _____
Date _____
County Clerk, Johnson County, Texas _____
"Deputy Clerk" _____

BLUESTAR SURVEYING, L.L.C. ALL RIGHTS RESERVED.
NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. EXCEPT AS NOTED OTHERWISE, THIS DRAWING IS THE PROPERTY OF BLUESTAR SURVEYING, L.L.C.

NOTE: The basis of bearings for this survey is the Texas State Plane Coordinate System (NAD 83), North Central Zone (NAD 83), North American Datum (1983).

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1117-0000-0000
WWW.BLUESTARSURVEYING.COM

FIRM NUMBER 10147300
312 CEDAR STREET, SUITE 1000
FORT WORTH, TEXAS 76102
PHONE: 817-805-5397

JN 23-141-P SHEET 1 OF 2 DATE: 7/24/23

OWNER'S CERTIFICATE

WHEREAS MANUEL MURILLO AND ROSALBA MURILLO is the sole owner of a 6.545 acre tract of land situated in the JARRETT J. ALLEN SURVEY, ABSTRACT NO. 1223, in Johnson County, Texas, being that certain tract of land described in a deed to Manuel Murillo and Rosalba Murillo, recorded in Instrument Number 2023-7410, Deed Records, Johnson County, Texas, being Lot 8, Block 4, Hills of Home, Section One, an addition in Johnson County, Texas, according to the plat thereof recorded in Volume 3, Page 17, Plat Records, Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike found for the common corner of said Lot 8, Block 4, Lot 6, Block 4, and being in the east line of Lot 1, Block 1, Hills of Home, Section Two, an addition in Johnson County, Texas, according to the plat thereof recorded in Volume 3, Page 18, Plat Records, Johnson County, Texas;

THENCE N 43°13'17" E, along the common line of said Lot 8, Block 4, and said Lot 1, Block 1, a distance of 458.47 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said Lot 8, Block 4, and said Lot 1, Block 1;

THENCE N 28°03'41" E, along the common line of said Lot 8, Block 4, and said Lot 1, Block 1, a distance of 30.00 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" found for the common corner of said Lot 8, Block 4, and said Lot 1, Block 1, being in the southerly line of Lot 2, Block 1, Hills of Home, Section 3, an addition in Johnson County, Texas, according to the plat thereof recorded in Volume 3, Page 19, Plat Records, Johnson County, Texas, said point being in the centerline of Hilltop Drive, more or less, said point being in a curve to the left having a radius of 570.85 feet, a delta angle of 12°51'06";

THENCE, along the common line of said Lot 8, Block 4, and said Lot 2, Block 1, and along the centerline of said Hilltop Drive, passing the common corner of said Lot 2, Block 1, and Lot 1-B, Block 1, of said Hills of Home, Section 3, and continuing a total arc distance of 128.01 feet, a chord bearing and distance of S 70°21'51" E, 127.74 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" found for the common corner of said Lot 8, Block 4, and said Lot 1-B, Block 1;

THENCE S 78°47'25" E, along the common line of said Lot 8, Block 4, and said Lot 1-B, Block 1, a distance of 123.09 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" found for the common corner of said Lot 8, Block 4, and said Lot 1-B, Block 1, said point being the beginning of a curve to the right having a radius of 375.89 feet, a delta angle of 29°48'39";

THENCE, along the common line of said Lot 8, Block 4, and said Lot 1-B, Block 1, and along the centerline of said Hilltop Drive, passing the common corner of said Lot 1-B, Block 1, and Lot 1-A, Block 1, of said Hills of Home, Section 3, and continuing a total arc distance of 195.47 feet, a chord bearing and distance of S 60°53'32" E, 193.27 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" found for the common corner of said Lot 8, Block 4, and said Lot 1-A, Block 1;

THENCE S 48°58'47" E, along the common line of said Lot 8, Block 4, and said Lot 1-A, Block 1, a distance of 56.00 feet to a mag nail with washer stamped "BLUESTAR SURVEYING" found for the common corner of said Lot 8, Block 4, and Lot 7-A, Block 4, of said Hills of Home, Section One;

THENCE S 43°01'26" W, along the common line of said Lot 8, Block 4, and said Lot 7-A, Block 4, a distance of 579.14 feet to a 1/2 inch iron rod with plastic cap stamped "BLUESTAR SURVEYING" found for the common corner of said Lot 8, Block 4, and said Lot 7-A, Block 4, and Lot 7-B, Block 4, of said Hills of Home, Section One, and said Lot 6, Block 4;

THENCE N 46°55'59" W, along the common line of said Lot 8, Block 4, and said Lot 6, Block 4, a distance of 469.74 feet to the POINT OF BEGINNING and containing 285,096 square feet or 6.545 acres of land more or less.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That MANUEL MURILLO AND ROSALBA MURILLO, owner of the above described tract of land, do hereby adopt this plat designating the herein described property as HILLS OF HOME, SECTION ONE, LOT 8-A, AND LOT 8-B, BLOCK 4, an addition to Johnson County, Texas, and hereby dedicate to the public use, without reservation, the streets, easements, right-of-ways and any other public use shown hereon.

WITNESS OUR HAND, this the 30th day of April, 2024.

By: Manuel Murillo

STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Manuel Murillo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said ownership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 30th day of April, 2024.

Catherine Elaine Wiggins
Notary Public in and for
The State of Texas

My Commission Expires: 11-30-2024



By: Rosalba Murillo

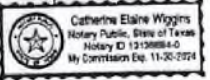
STATE OF TEXAS
COUNTY OF JOHNSON

BEFORE ME, the undersigned authority, on this day personally appeared Rosalba Murillo, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said ownership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 30th day of April, 2024.

Catherine Elaine Wiggins
Notary Public in and for
The State of Texas

My Commission Expires: 11-30-2024



GENERAL NOTES:

This subdivision or some part thereof is not located within the ETJ of any city or town.

The designation of the proposed usage of the area shown on plat is for Residential use.

The developer shall complete all roads and drainage facilities in a subdivision within twelve (12) months after the date of final plat approval.

Water: Private Well
Electricity: United Co-Op Services 817-556-4000
Sewer: Private Individual Septic Systems.

Private Sewerage Facility

On-site sewerage facility performance cannot be guaranteed even though all provisions of the Rules of Johnson County, Texas for Private Sewerage Facilities are complied with.

Inspections and/or acceptance of a private sewerage 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 Sewerage Facilities, although approved as meeting minimum standards, must be upgraded by the owner at the owner's 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.

A properly designed and constructed private sewerage 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 sewerage facility in a satisfactory manner.

Flood Statement:

According to the Flood Insurance Rate Map for Johnson County, Texas and Incorporated Areas, Community Panel No. 48251C0275K, effective date April 5, 2019, this property is located in zone "X" (Areas determined to be out of the flood plain).

The above referenced FEMA flood insurance rate map is for use in administering the "NFIP". It does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be 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".

Blocking the flow of water or constructing improvements in the drainage easements, and filling or obstruction of the floodway is prohibited.

The existing creeks or drainage channels traversing along or across this addition will remain 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.

Johnson County will not be responsible for the maintenance and operations of said drainage ways or for the control of erosion.

Johnson County will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

Johnson County has the right but not a duty to enter onto property and clear any obstruction including but not limited to trees, plants, dirt or buildings, which obstruct the flow of water through drainage easements.

Duties of Developer/Property Owner

The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to comply with all local, state or federal law of the jurisdictions in which the property is located.

The approval and filing of this plat by Johnson County does not relieve the developer of the property or owner of the property of any duty to any adjacent or downstream property owner or impose, impute or transfer any duty or liability to Johnson County, the Commissioners, officials or employees of Johnson County.

Johnson County makes no representation that the creeks, streams, rivers, drainage channels or other drainage structures, devices or features portrayed hereon are actually existing on the property portrayed by this plat do not violate the statutes or common law of an incorporated city, Johnson County, the State of Texas or the United States.

Johnson County is relying upon the surveyor whose name is affixed hereon to make accurate and truthful representations upon which Johnson County can make determinations regarding the approval or disapproval of this plat.

Indemnity

The property developer submitting this plat to Johnson County for approval and the owner of the property the subject of this plat do hereby agree to jointly and severally indemnify and hold harmless Johnson County and the Commissioners, officials and employees of Johnson County from any and all claims or damages resulting from or allegedly arising from Johnson County's approval or filing of this plat or construction documents associated therewith.

Utility Easement:

Any public utility, including Johnson County, shall have the right to move and keep moved all or part of any buildings, fences, trees, shrubs, other growths or improvements which in any way endanger or interfere with the construction or maintenance or efficiency of its respective systems in any of the easements shown on the plat, and any public utility including Johnson County, shall have the right at all times of ingress and egress to and from said easements for the purposes 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.

Filing a plat:

It is a Criminal Offense punishable by a fine of up to \$1000.00, confinement in the county jail for up to 90 days or by both fine and confinement for a person who subdivides real property to use the subdivision's description in a deed of conveyance, a contract for a deed, or a contract of sale or other executor contract; in convey that is delivered to a purchaser unless the plat or report of this 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.

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.

Filing a Plat in Not Acceptance of Roads for County Maintenance

This 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.

SURVEYOR'S NOTES:

- 1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NAD83 (GCRS96).
2. ALL 1/2" IRON RODS SET WITH A CAP STAMPED "BLUESTAR SURVEYING".

NOTES:

Right-Of-Way Dedication: 40' ROW from center of road on F.M. or State 30' ROW from center of County Roads or roads in a Subdivision.
Utility Easement: 15' from lot line in front and back 5' from lot line on the sides
Building Lines: 60' from lot line (State Highway & F.M.) 25' from lot line (County Road or Subdivision Roads)

Plat Recorded in

Instrument #

Slide

Date

County Clerk, Johnson County, Texas

"Deputy Clerk"

APPROVED BY JOHNSON COUNTY COMMISSIONER'S COURT ON THE

DAY OF 2024

County Judge

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Roy Rodriguez, Registered Professional Land Surveyor, Texas Registration No. 5595 hereby state that this correctly represents a survey made under my supervision on, July 24, 2023. The subdivision boundary corners are marked with iron pins as noted.

Signature: Roy Rodriguez
Date: 04/30/2024



REPLAT SHOWING
LOT 8A & LOT 8B, BLOCK 4
HILLS OF HOME, SECTION ONE
BEING A REPLAT OF LOT 8
HILLS OF HOME, SECTION ONE
ACCORDING TO THE PLAT RECORDED IN VOLUME 3, PAGE 17, P.R.J.C.T.
SITUATED IN THE
JARRETT J. ALLEN SURVEY, ABSTRACT NO. 1223
JOHNSON COUNTY, TEXAS
6.545 ACRES
JULY 24, 2023

BLUESTAR SURVEYING logo and contact information. Includes address: 2501 WOODLARK DRIVE, FORT WORTH, TEXAS 76123. Phone: 817-556-5387. Website: www.bluestarsurveying.com. Commission Expires: 11-30-2024.

AGENDA PLACEMENT FORM

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

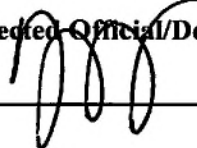
Date: May 15, 2024

Meeting Date: May 28, 2024

Submitted By: Julie Edmiston

Department: Public Works

Signature of Elected Official/Department Head:



Court Decision:
This section to be completed by County Judge's Office



May 28, 2024

Description:

Public Hearing to Revise the Plat of Hills of Home, Section 1, Lot 8, Block 4 to Create Lot 8A & Lot 8B, Block 4, in Precinct 1.

Consideration of Order 2024-54, Order Approving the Revised Plat of Hills of Home, Section 1, Lot 8, Block 4 to Create Lot 8A & Lot 8B, Block 4, in Precinct 1.

(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 revise the recorded subdivision plat of Hills of Home, Section 1, Lot 8, Block 4, recorded in Volume 3, Page 17, Plat Records of Johnson County, Texas:

**Lot 8, Block 4
to be revised
to Create Lot 8A & Lot 8B, Block 4**



At: **9:00 o'clock a.m.** on: May 28, 2024 in the
Commissioners' Courtroom on the second floor
Of the Johnson County Courthouse
2 North Main Street, Cleburne, Texas 76033

May 28, 2024

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

May 2/4/7, 2024

Posted on the Johnson County Website starting April 26, 2024